Ocean Street Beach Access Improvements Project

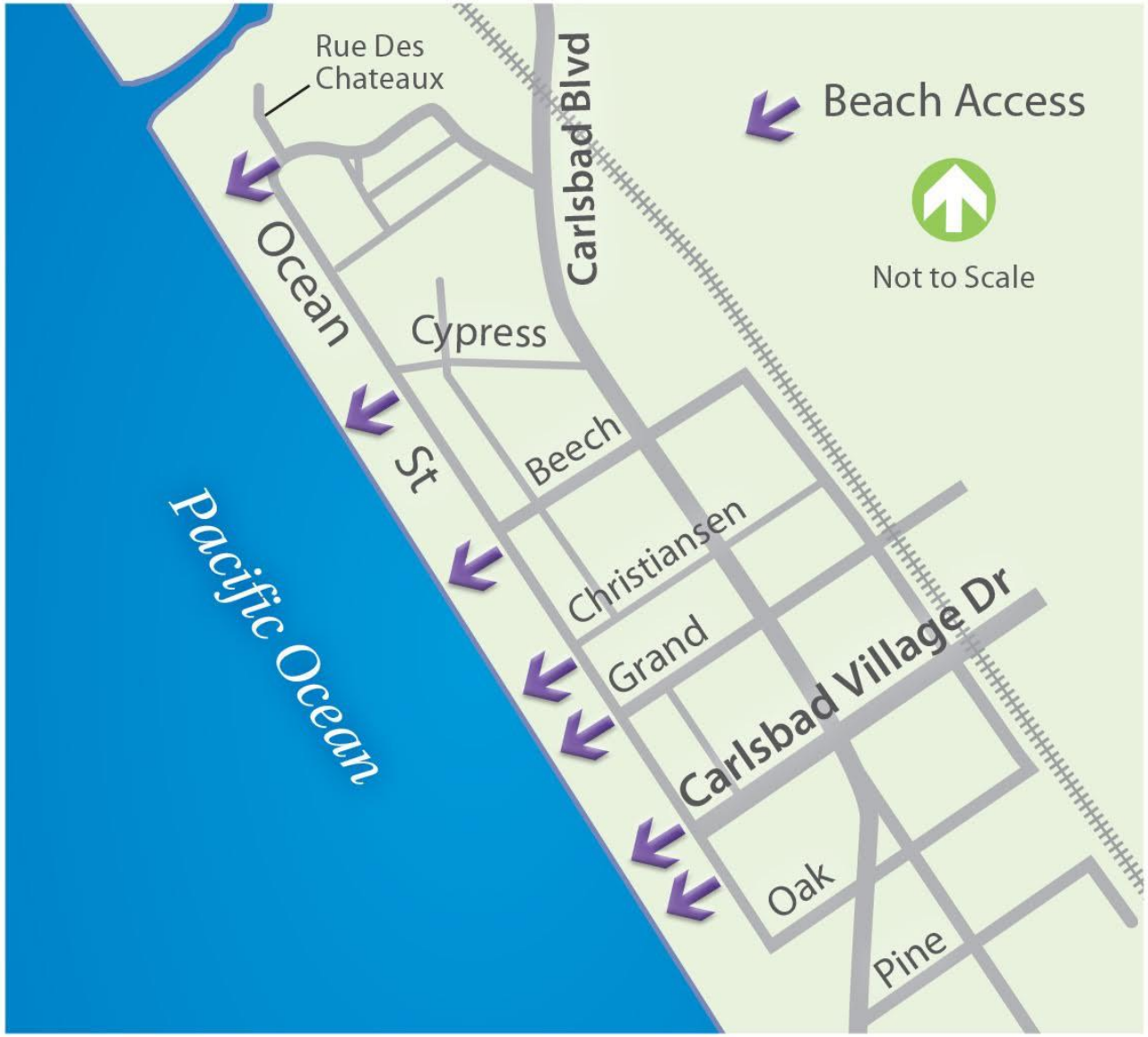
Community Workshop
April 19, 2016

Tonight's Agenda

- Project background
- Design revisions
- Present revised designs
  - Conceptual only
  - How they changed based on public input
- Go check them out
  - Provide comments

City of Carlsbad

Project Area



Meet Our Team

City of Carlsbad

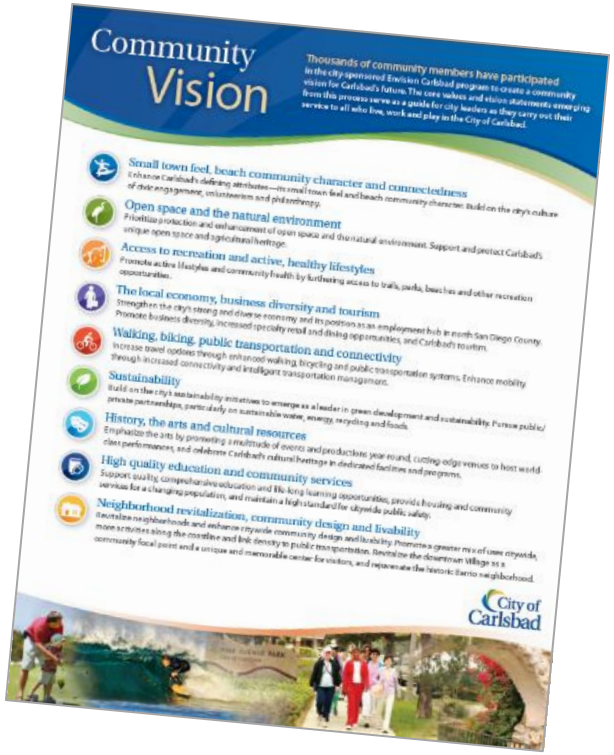
Meeting Ground Rules

- This is an opportunity to provide feedback, not a debate
- Please be respectful of others and share "air time”
- Take the time to fill out the comment cards in addition to talking with staff members. It is the best way to ensure we understand your perspective accurately

City of Carlsbad

Envision Carlsbad

- Community visioning process
- Identified our community's core values
- Basis for this project



Community Vision

Thousands of community members have participated in the city-sponsored Envision Carlsbad program to create a community vision for Carlsbad's future. The core values and vision statements emerging from this process serve as a guide for city leaders as they carry out their service to all who live, work and play in the City of Carlsbad.

Small town feel, beach community character and connectedness
Enhance Carlsbad's defining attributes—its small town feel and beach community character. Build on the city's culture of civic engagement, volunteerism and philanthropy.

Open space and the natural environment
Prioritize protection and enhancement of open space and the natural environment. Support and protect Carlsbad's unique open space and agricultural heritage.

Access to recreation and active, healthy lifestyles
Promote active lifestyles and community health by furthering access to trails, parks, beaches and other recreation opportunities.

The local economy, business diversity and tourism
Strengthen the city's strong and diverse economy and its position as an employment hub in north San Diego County. Promote business diversity, increased specialty retail and dining opportunities, and Carlsbad's tourism.

Walking, biking, public transportation and connectivity
Increase travel options through enhanced walking, bicycling and public transportation systems. Enhance mobility through increased connectivity and intelligent transportation management.

Sustainability
Build on the city's sustainability initiatives to emerge as a leader in green development and sustainability. Pursue public/private partnerships, particularly on sustainable water, energy, recycling and foods.

History, the arts and cultural resources
Emphasize the arts by providing a multitude of events and productions year-round, cutting-edge venues to host world-class performances, and celebrate Carlsbad's cultural heritage in dedicated facilities and programs.

High quality education and community services
Support quality, comprehensive education and life-long learning opportunities, provide housing and community services for a changing population, and maintain a high standard for citywide public safety.

Neighborhood revitalization, community design and livability
Revitalize neighborhoods and enhance citywide community design and livability. Promote a greater mix of uses citywide, more services along the coastline and link density to public transportation. Revitalize the downtown village as a community focal point and a unique and memorable center for visitors, and rejuvenate the historic barrio neighborhood.

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Project Goals

- Making the stairs, railings and landings more attractive, inviting and wider where possible
- Providing amenities like bike racks, benches and trash/recycling receptacles
- Adding lighting, crosswalks and other safety features

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Project Goals

- Creating places to stop and enjoy the view
- Making entrances easier to find
- Beautifying the entrances with drought tolerant landscaping and design features
- Improving privacy, security and aesthetics for neighboring properties

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Community Outreach

What we heard:

- Priorities for property owners: privacy, security, aesthetics
- Priority for community members: make stairs, railings and landings more attractive, inviting and wider
- No totem markers, no shade structures
- Add bathrooms
- Keep it simple

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Design Revisions

- Replaced proposed 15 foot mosaic entrance markers with wooden access signs
- Reduced number of mid-level outlooks
- Added decorative concrete between sets of stairs
- Increased the number of pedestrian ramps at street

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Design Revisions

- Removed the shade structures
- Added drinking fountains to the upper platforms
- Added utility connections for a possible future restroom (a restroom is outside of project scope)

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Conceptual Designs

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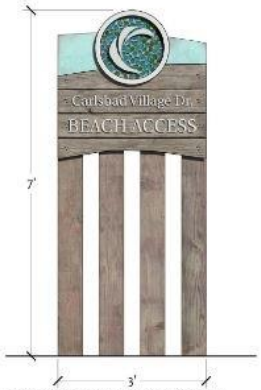
Project Area

Design Character - Amenities

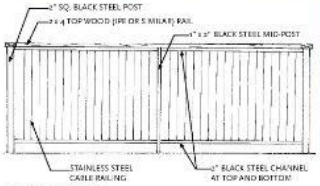
ACCESS SIGN CONCEPT

ACCESS SIGN MATERIALS EXAMPLE



BEACH ACCESS SIGN - POST MOUNTED

BEACH ACCESS SIGN - WALL MOUNTED



PLAZA HANDRAIL

VILLAGE BENCH

DRINKING FOUNTAIN

ACCENT BRICK PAVING EXAMPLE

EXISTING VILLAGE BIKE RACKS

WALL LIGHTING EXAMPLE

VILLAGE TRASH RECEPTACLE

VILLAGE LIGHTING

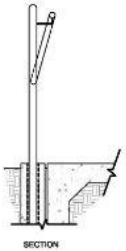
BOLLARD LIGHTING

LOW FOOT BOLLARD

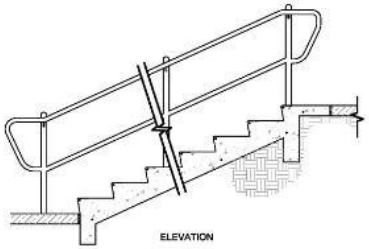
PLAZA HANDRAIL EXAMPLE

STAIR NOSING EXAMPLE

SKIM COAT WALL FINISH EXAMPLE



PROPOSED STAIR RAILING



PROPOSED STAIR RAILING

Design Character - Landscape

FOX TAIL AGAVE
Agave attenuata

CENTURY PLANT
Agave americana

COASTAL AGAVE
Agave shawii

CARIBBEAN AGAVE
Agave angustifolia marginata

CORAL ALOE
Aloe striata

MANZANITA
Arcostaphyllos x 'Howard McMinn'

DWARF COYOTE BUSH
Baccharis p. 'Pigeon Point'

DWARF NATAL PLUM
Carissa m. 'Green Carpet'

WILD LILAC
Ceanothus maritimus

MIRROR PLANT
Coprosma repens 'Marble Queen'

AUSTRALIAN FUCHSIA
Correa pulchella

ICE PLANT
Delosperma 'Alba'

DUDLEYA
Dudleya brittonii

SEASIDE DAISY
Erigeron g. 'Wayne Roderick'

RED BUCKWHEAT
Eriogonum grande rubescens

Design Character - Landscape

MARITIUS HEMP
Furcraea foetida 'Mediopicta'

COASTAL GUM PLANT
Grindelia stricta

LICORICE PLANT
Helichrysum petiolare

DWARF NEW ZEALAND FLAX
Phormium t. 'Bronze Baby'

PITTOSPORUM
Pittosporum crassifolium

COAST ROSEMARY
Westringia fruticosa 'Wynyabbie Gem'

CHAPARRAL YUCCA
Yucca whipplei

SPANISH DAGGER
Yucca gloriosa

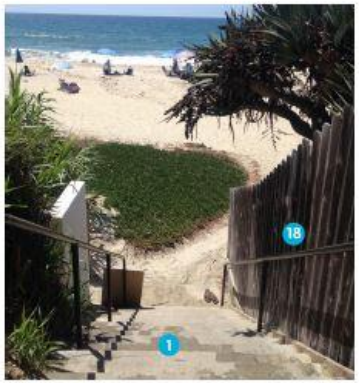
Oak Avenue

KEY

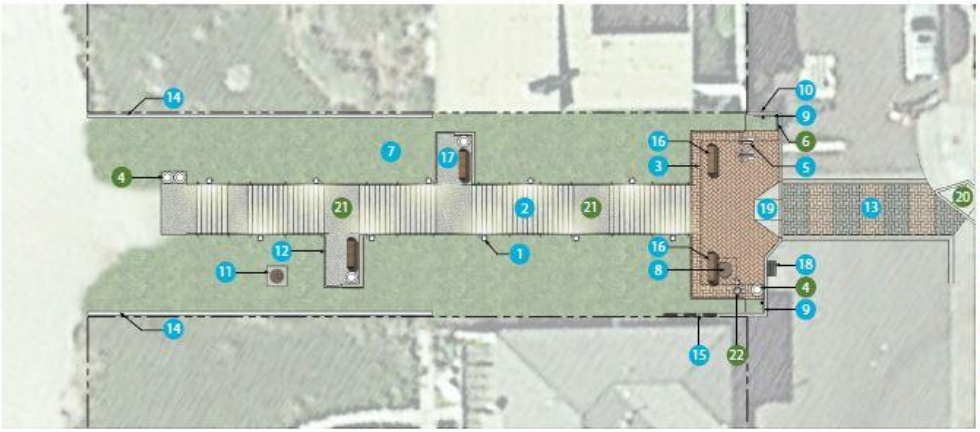
1. REPLACE CONCRETE STAIRS & HANDRAILS
2. REPLACE EXISTING WOOD GATE
3. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
4. ADD VILLAGE STANDARD RECEPTACLE
5. PROPOSED BIKE RACKS
6. PROPOSED BEACH ACCESS SIGN
7. EXISTING PLANT MATERIAL TO REMAIN
8. EXISTING WOOD GATE TO REMAIN
9. EXISTING BACKFLOW PREVENTION DEVICE & WATER METER TO REMAIN
10. PROPOSED CONCRETE CURB
11. PROPOSED VILLAGE STANDARD BENCH
12. EXISTING TUBULAR STEEL FENCE TO REMAIN
13. 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
14. EXISTING METER BOX TO BE RESET FLUSH WITH NEW FINISH SURFACE OF PLAZA
15. EXISTING WALL TO REMAIN
16. EXISTING LIGHT POLES TO REMAIN
17. REMOVE AND REPLACE ELECTRICAL PEDESTAL
18. REPLACE EXISTING WOOD FENCE WITH MASONRY WALL WITH SKIM COAT
19. REPLACE EXISTING STAIR WAY LIGHTING
20. PROPOSED ADA RAMP
21. ENHANCED CONCRETE LANDING
22. RECTANGULAR LITTER AND RECYCLING RECEPTACLE

● ELEMENT INCLUDED IN CONCEPT PLANS OF 12/3/15

● ELEMENT ADDED/REVISED IN CONCEPT PLANS OF 4/6/16



Carlsbad Village Drive



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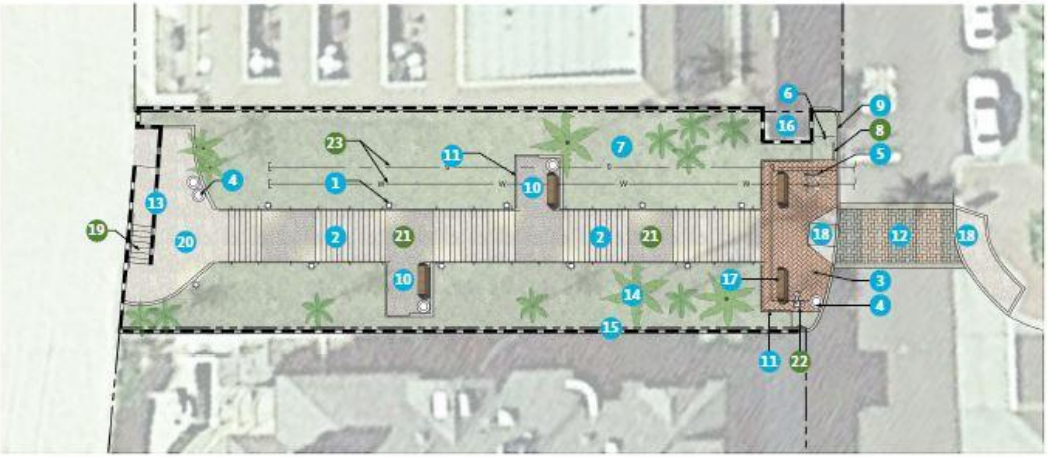
KEY

1. STAIR WAY LIGHTING- STANDARD BOLLARD OR LOW FOOT BOLLARDS
2. REPLACE AND WIDEN CONCRETE STAIRS AND HANDRAILS TO 10'.
3. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
4. REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 5
5. RELOCATE EXISTING BIKE RACKS
6. PROPOSED BEACH ACCESS SIGN
7. REPLACE PLANT MATERIAL & IRRIGATION
8. MAN HOLE TO BE RAISED TO NEW FINISH SURFACE OF PLAZA
9. RELOCATED EXISTING TRAFFIC SIGN
10. PROPOSED CONCRETE CURB
11. STORM DRAIN BOX TO REMAIN
12. DECORATIVE RAILING - AT PLAZA AND SEATING NODES
13. 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
14. DELINEATION BETWEEN PRIVATE & PUBLIC- LOW WALL OR MOW CURB
15. EXISTING WALL TO REMAIN
16. PROPOSED VILLAGE STANDARD BENCH
17. SEATING NODE - TYPICAL OF 2
18. NEW STORM DRAIN INLET
19. PROPOSED ADA RAMP
20. EXISTING ADA RAMP
21. ENHANCED CONCRETE LANDING
22. PROPOSED ADA ACCESSIBLE DRINKING FOUNTAIN WITH DOG BOWL

Grand Avenue



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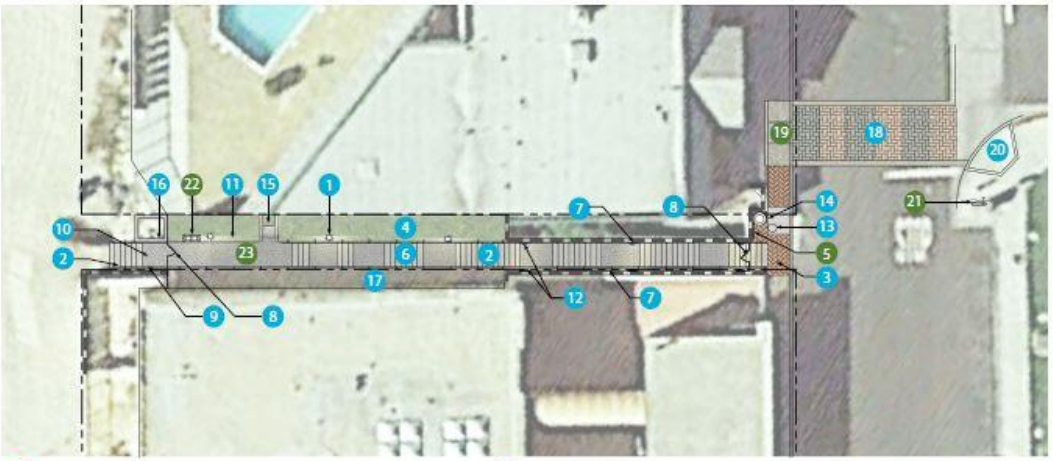
2. REPLACE AND WIDEN CONCRETE STAIRS AND HANDRAILS TO 10'.
3. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
4. REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 5
5. RELOCATE EXISTING BIKE RACKS
6. EXISTING TRAFFIC SIGNAGE TO REMAIN
7. REPLACE PLANT MATERIAL & IRRIGATION
8. PROPOSED BEACH ACCESS SIGN
9. EXISTING CONCRETE CURB TO REMAIN. EXTEND TO ENCLOSE PLANTER
10. SEATING NODE - TYPICAL OF 2
11. DECORATIVE RAILING - AT PLAZA AND SEATING NODES
12. 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
13. PAINT EXISTING GUARDRAIL
14. EXISTING PALM TREES & GIANT BIRD OF PARADISE TO REMAIN
15. ADD SKIM COAT TO EXISTING WALL
16. EXISTING PRIVATE TRASH ENCLOSURE
17. PROPOSED VILLAGE STANDARD BENCH
18. PROPOSED ADA PEDESTRIAN CURB RAMP
19. EXISTING CONCRETE STAIRS TO REMAIN
20. EXISTING CONCRETE PAVING TO REMAIN
21. ENHANCED CONCRETE LANDING
22. PROPOSED ADA ACCESSIBLE DRINKING FOUNTAIN WITH DOG BOWL
23. WATER & SEWER UTILITIES FOR FUTURE RESTROOM & OUTDOOR SHOWER

Christiansen Way



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KEY

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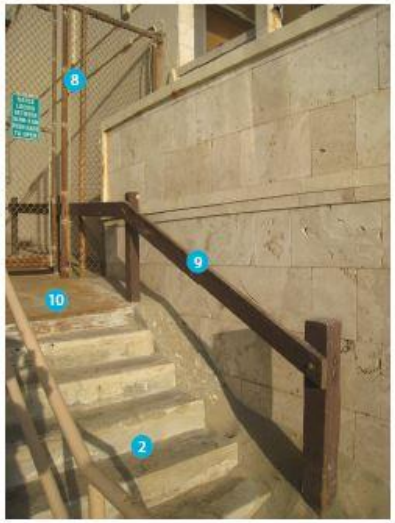
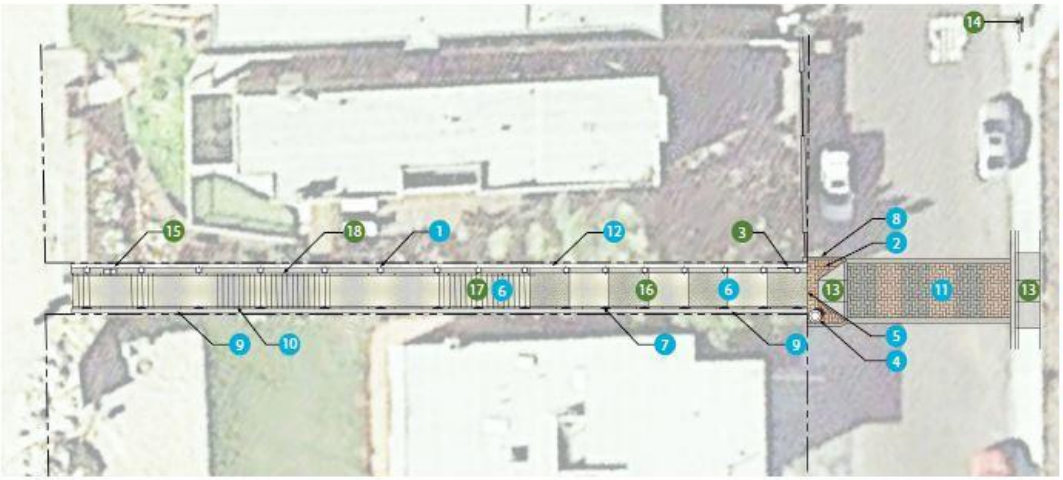
2. REPLACE CONCRETE STAIRS AND HANDRAILS
3. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
4. REPLACE PLANT MATERIAL & IRRIGATION
5. PROPOSED BEACH ACCESS SIGN MOUNTED ON WALL
6. ADD SAFETY TREADS TO STAIR NOSES
7. ADD STUCCO COAT TO EXISTING WALL
8. REPLACE BARRIER AND GATES WITH TUBULAR ALUMINUM BARRIERS AND GATES
9. REPLACE WOOD RAILING WITH TUBULAR ALUMINUM RAIL
10. REPLACE WOOD DECKING WITH CONCRETE
11. REMOVE EXISTING WALLS & STAIRS
12. PROPOSED WALL MOUNTED LIGHTING
13. EXISTING STORM DRAIN
14. ADD VILLAGE STANDARD TRASH RECEPTACLE
15. EXISTING STORM DRAIN JUNCTION
16. REPLACE EXISTNG MASONRY WALL
17. GROUT SET COBBLE OVER EXISTING CONCRETE
18. 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
19. PROPOSED ADA RAMP
20. EXISTING ADA RAMP
21. EXISTING BIKE RACK TO REMAIN
22. RECTANGULAR LITTER AND RECYCLING RECEPTACLE
23. ENHANCED CONCRETE LANDING



Beech Avenue



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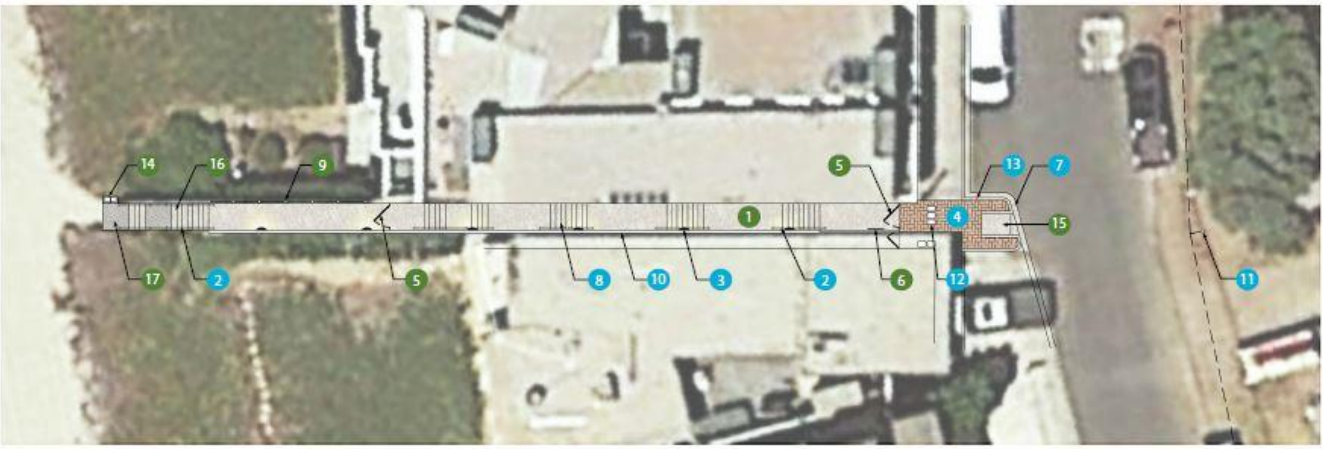
KEY

1. STAIRWAY LIGHTING - LOW FOOT BOLLARD ALONG NORTH SIDE
2. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
3. PROPOSED BEACH ACCESS SIGN MOUNTED ON WALL
4. RELOCATE EXISTING TRASH RECEPTACLE
5. ADD STEP TO ADDRESS SLOPED FLAT WORK
6. ADD SAFETY TREADS TO STAIR NOSES
7. LIGHTING- WALL MOUNTED ALONG SOUTH SIDE
8. PROPOSED CONCRETE CURB
9. REPLACE WOOD FENCE WITH MASONRY WALL WITH SKIM COAT
10. REPLACE EXISTING HANDRAILS WITH HANDRAILS THAT ARE ATTACHED TO PROPOSED MASONRY WALL ALONG SOUTH SIDE
11. 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
12. EXISTING MASONRY WALL TO RECEIVE SKIM COAT
13. PROPOSED ADA CURB RAMP
14. EXISTING BIKE RACK TO REMAIN
15. RECTANGULAR LITTER AND RECYCLING RECEPTACLE
16. REPLACE CONCRETE STAIRS EAST OF EXISTING CHEEK WALL WITH ALTERNATING ENHANCED CONCRETE LANDINGS
17. REFURBISH AND REFINISH EXISTING CONCRETE STAIRS WEST OF EXISTING CHEEK WALL
18. REPLACE EXISTING HANDRAIL ADJACENT TO EXISTING CHEEK WALL

Cypress Avenue



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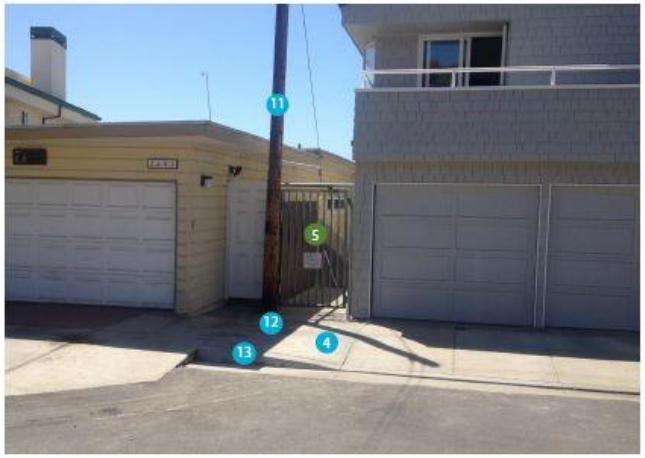

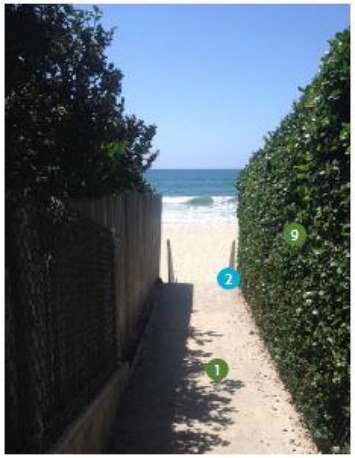

KEY

1. REFURBISH AND REFINISH EXISTING CONCRETE STAIRS
2. REPLACE EXISTING HANDRAILS WITH TUBULAR ALUMINUM HANDRAILS
3. PROPOSED LIGHTING
4. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
5. EXISTING BARRIER & GATES TO BE PAINTED BLACK
6. PROPOSED BEACH ACCESS SIGN MOUNTED ON WALL
7. PROPOSED CONCRETE GUTTER
8. ADD SAFETY TREADS TO STAIR NOSES
9. EXISTING CHAIN LINK FENCE AND HEDGE TO REMAIN
10. REMOVE EXISTING CHAIN LINK FENCE ALONG SOUTHERN EDGE. EXTEND WALL TO 6' TALL AND ADD SKIM COAT FINISH.
11. RELOCATED UTILITY POLE
12. EXISTING METER BOX TO BE RESET FLUSH WITH NEW FINISH SURFACE OF PLAZA
13. REALIGNED 6" CURB
14. RECTANGULAR LITTER AND RECYCLING RECEPTACLE
15. PROPOSED ADA CURB RAMP
16. REPLACE CONCRETE STAIRS
17. ENHANCED CONCRETE LANDING

Rue Des Chateaux

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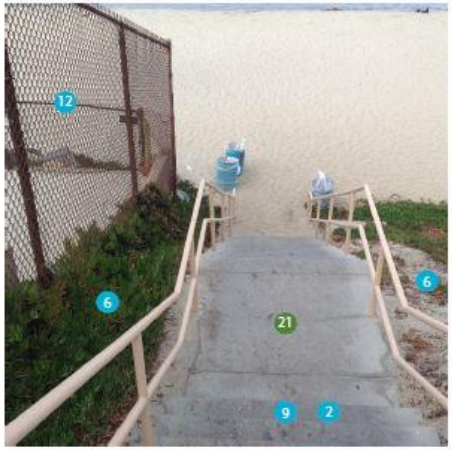
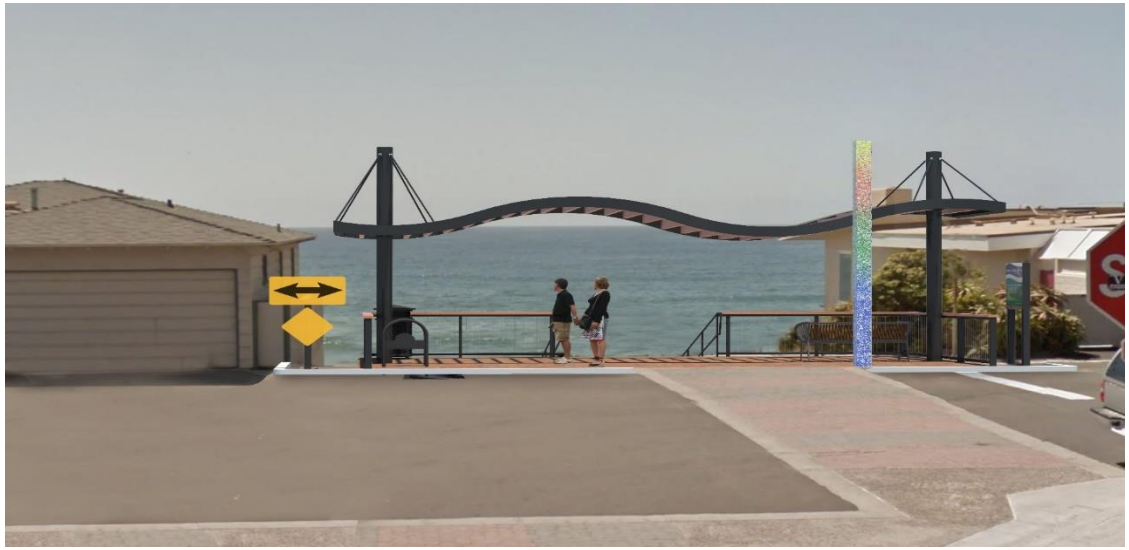


KEY

1. PROPOSED BOLLARD LIGHTING
2. REPLACE AND WIDEN STAIRS & HANDRAILS
3. UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
4. REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE
5. ADD BIKE RACKS - TYP. OF 2
6. REPLACE PLANT MATERIAL & IRRIGATION
7. PROPOSED BEACH ACCESS SIGN
8. 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
9. ADD SAFETY TREADS TO STAIR NOSES
10. ADD SKIM COAT TO EXISTING WALL
11. EXISTING STORM DRAIN MAN HOLE
12. REPLACE EXISTING FENCE WITH MASONRY WALL WITH SKIM COAT
13. PROPOSED VILLAGE STANDARD BENCH
14. PROPOSED HANDRAILS ATTACHED TO MASONRY WALL
15. RAISE EXISTING WALL TO 6' TOTAL HEIGHT
16. RECTANGULAR LITTER AND RECYCLING RECEPTACLE
17. EXISTING LOW WALL ON PRIVATE PROPERTY TO REMAIN
18. REALIGNED 6" CURB
19. PROPOSED ADA RAMP
20. PROPOSED ADA ACCESSIBLE DRINKING FOUNTAIN WITH DOG BOWL
21. ENHANCED CONCRETE LANDING

Simulations

Original and Revised Simulations



Simulations

Original and Revised Simulations

Steps in the Process

- Held community meeting #1: 12/3/15
- Conduct community meeting #2: 4/19/16
- Close online community survey: 4/30/16
- Refine design options based on input: 5/16 - 6/16
- Present final designs to Commissions: 6/16 - 7/16
- Present final designs to City Council for approval: 7/16
- Advertise for bids to draft construction docs: 8/16
- Award contract to draft construction documents: 9/16

City of Carlsbad

Steps in the Process

- Draft construction documents: 9/16 – 1/17
- Obtain permits and agency approvals: 1/17 – 6/17
- Request Council authorization to bid construction: 7/17
- Solicit bids for construction:7/17 – 8/17
- Award contract for construction: 9/17
- Construction of improvements: 10/17 – 5/18

City of Carlsbad

Q&A

City of Carlsbad

Thank you for attending!

www.cityofcarlsbadca.gov/coastal

City of Carlsbad