



AGENDA NO: C-1

MEETING DATE: December 6, 2016

Staff Report

DATE: December 6, 2016

TO: Planning Commission

FROM: Scot Graham, Community Development Director

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

RECOMMENDATION

Staff recommends the Planning Commission review the staff report and Plans and provide comment as appropriate.

BACKGROUND

On September 27, 2016, the Planning Commission, as part of a joint meeting with the Harbor Advisory Board and City Council, reviewed draft plans for the Centennial Parkway and Embarcadero Widening projects. Comments from the joint study session included the following:

Concept A.

- Elevator
- Keep chessboard
- Fire place concept is good, but not on pier
- Enhanced intersection paving at Market and MB Blvd.
- Photo Spot...Prom Picture example
- Possible use of heavy timbers, but not piers/pilings wrapped with rope...must be authentic. Maybe benches.

Concept B...items to be incorporated into concept A.

- Wider area crossing Embarcadero
- Rock feature

Embarcadero Sidewalk widening.

- Wider sidewalks on the Embarcadero...seems to suggest make the sidewalks as wide as possible
- Careful with the roll out of one way...perhaps implement temporarily through a demonstration project

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Prepared By: SG

Dept Review: SG

City Manager Review: _____

City Attorney Review: _____

Other items:

1. No tall “Morro Bay” feature at the top of the stairs. However, want a connection that does draw folks up the stairs to downtown.
2. Incorporate green or sustainability features into the development. LID or stormwater catchment/rain barrels like at the bathroom. This can be more a statement than something shown.
3. Lower level lighting. Dave mentioned this and seemed to be speaking to low level lighting (short bollard type lighting), but Jamie picked it up and instead referred to shielded/cutoff lighting, which could be tall.

A link to the September 27, 2016 special joint meeting staff report can be found at the following link: <http://www.morro-bay.ca.us/ArchiveCenter/ViewFile/Item/2945>

The YouTube video of the meeting can be found at the following link:
https://www.youtube.com/channel/UCBvqPAbGD4ZxxJMLRWEE7Q/videos?view=0&shelf_id=0&sort=dd

The City Council, at their regularly scheduled September 27, 2016 meeting, directed that staff and RRM Design group revise the drawings based on the direction provide above and then run the revised drawings back through at least the Harbor Advisory Board and Planning Commission.

In addition to the Council direction provided above, staff is planning on routing the revised Final Draft plans through several of the City’s advisory bodies, and several of the local civic groups.

DISCUSSION

RRM Design Group has revised the plans into a Final Draft taking into consideration the input provided by the City Council, Harbor Advisory Board and the Planning Commission. Final Draft plans are provided as Attachment A to this staff report.

Staff is requesting that the Planning Commission provide the following input to the City Council:

1. Recommend that the project move forward. Alternatively, recommend that the area remain as is.
2. Provide whatever input the Commission deems necessary on the revised design
3. Provide recommendation on one-way or two-way preferred traffic flow.
 - a. An alternative recommendation could be to move a one-way demonstration project forward.

Note: Any design changes that require revisions to the plans will require a change in project scope and expenditure of additional funds. Council will make the final decision regarding whether the plans are revised.

ATTACHMENT(S)

A. Final Draft Plans

B. Plans Reviewed at the September 27, 2016 joint meeting



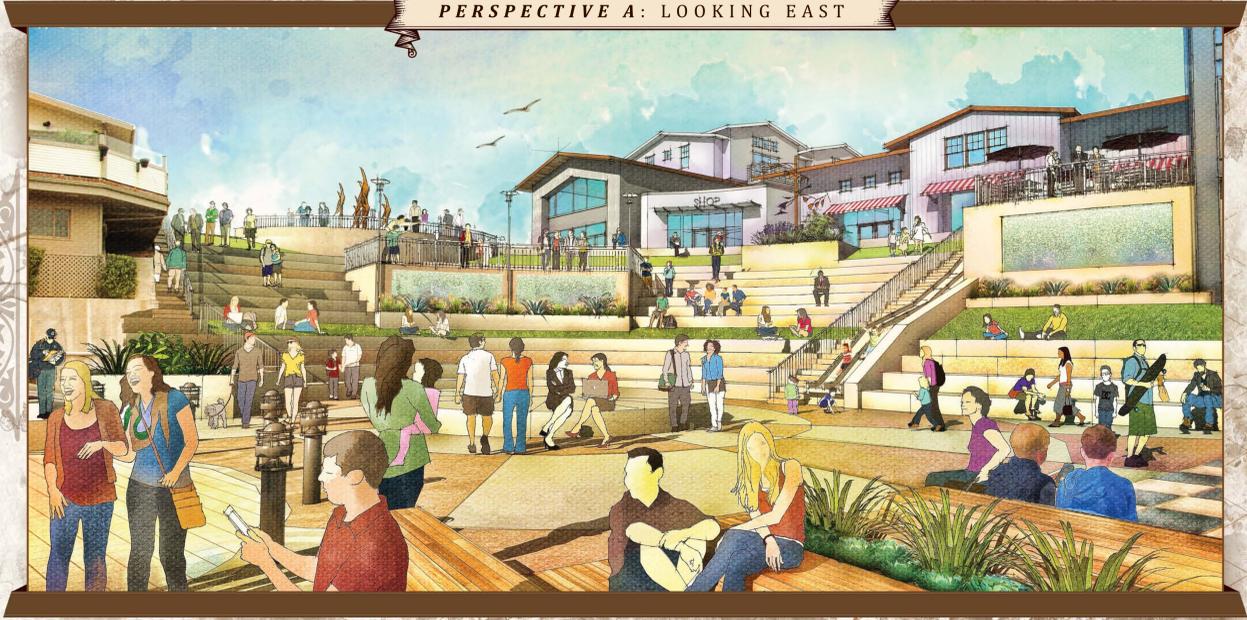
MORRO BAY CENTENNIAL PARKWAY

A VISION FOR THE MORRO BAY CENTENNIAL PARKWAY

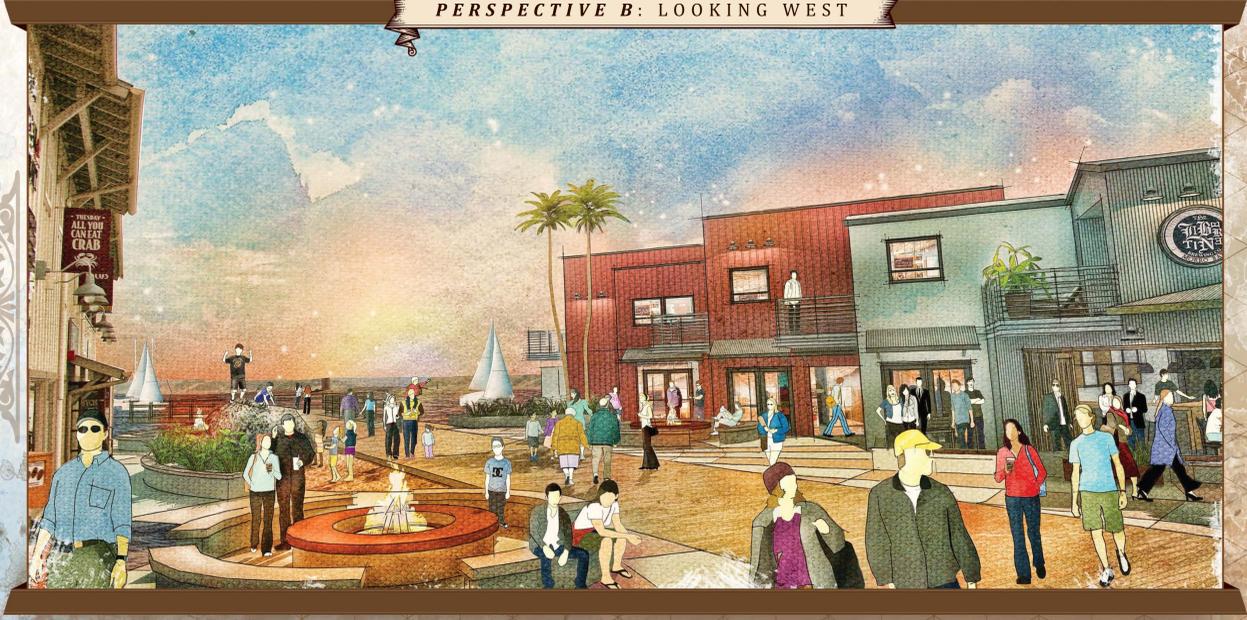
The Morro Bay Centennial Parkway project aims to connect the Embarcadero activities to Morro Bay Blvd/Downtown by utilizing an interconnected system of open spaces, gathering areas, plazas, public amenities, and accessible access. By capitalizing on Morro Bay's rich history and identity as a fishing village, this vision creates unique and pedestrian-friendly spaces that are attractive to both locals and visitors alike.



PERSPECTIVE A: LOOKING EAST



PERSPECTIVE B: LOOKING WEST

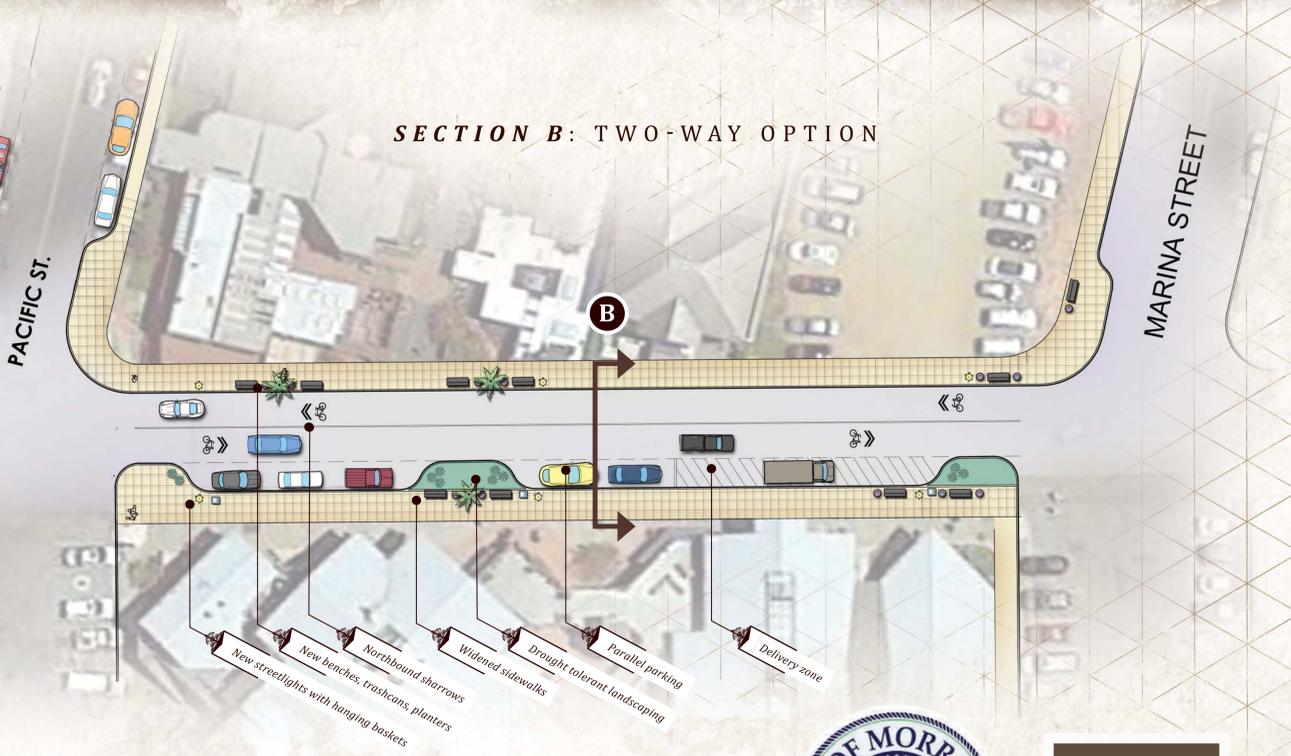
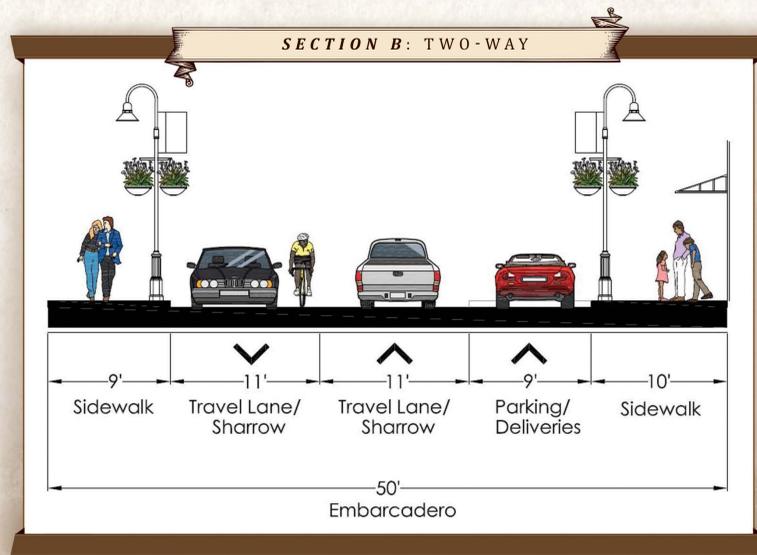
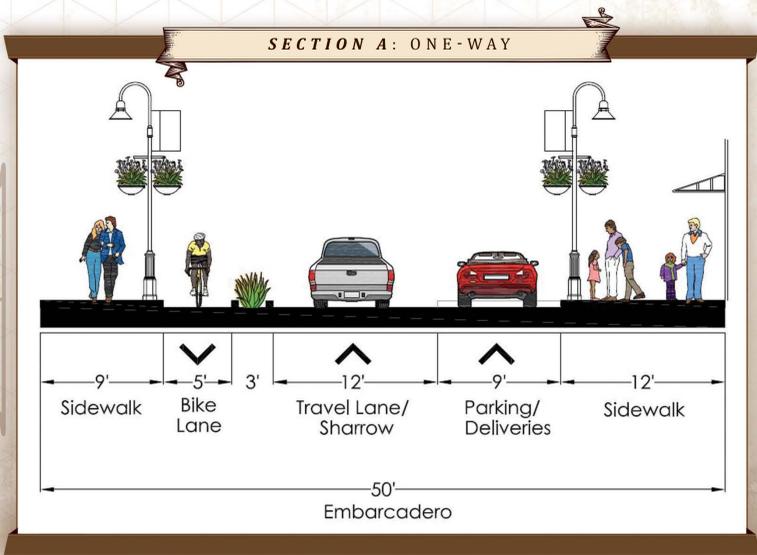


Morro Bay CENTENNIAL PARKWAY
November 16, 2016



MORRO BAY

EMBARCADERO

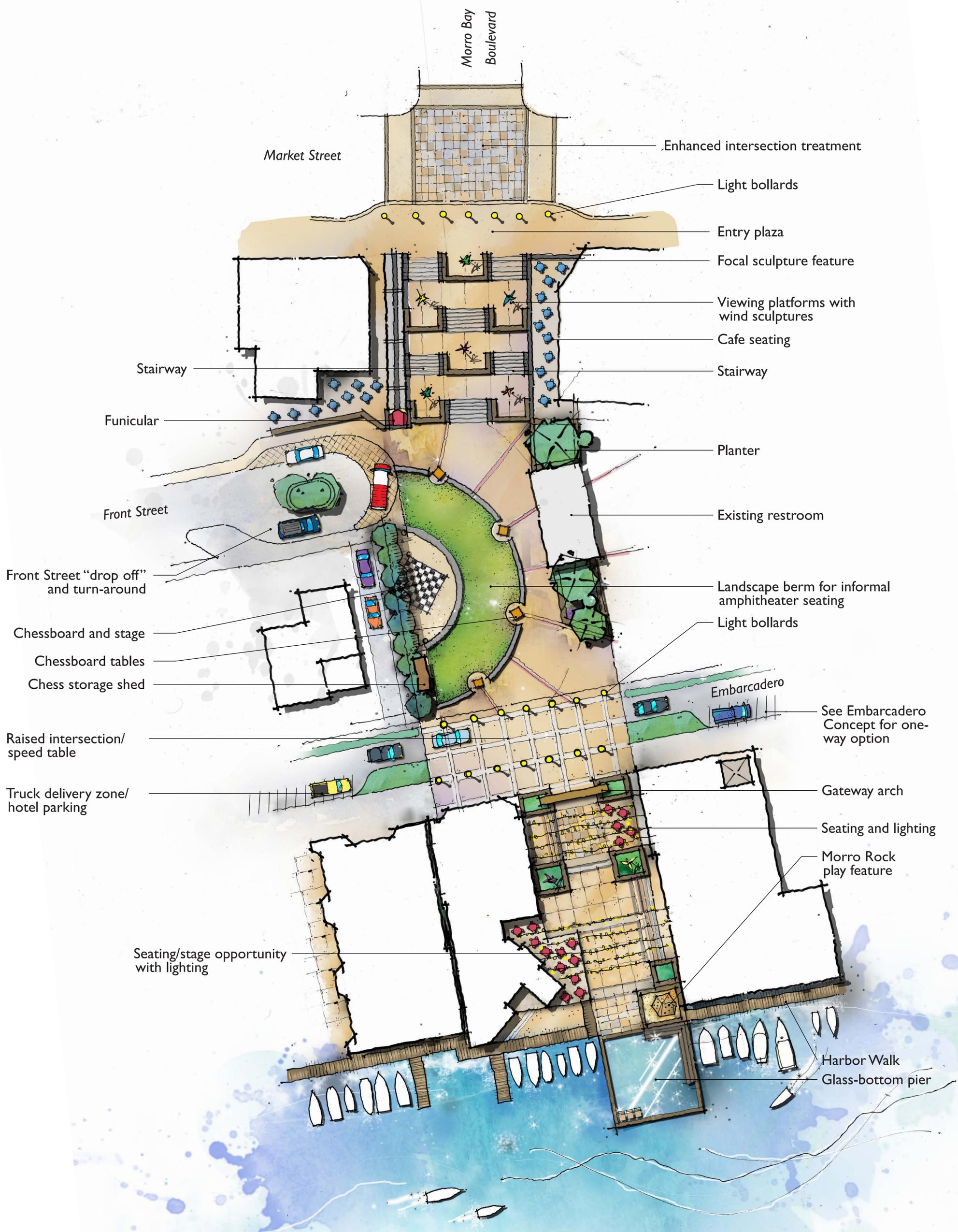


Morro Bay
EMBARCADERO
November 16, 2016





MORRO BAY CENTENNIAL PARKWAY
Concept A
 MORRO BAY, CA.



Market Street

Morro Bay Boulevard

Enhanced intersection treatment

Light bollards

Entry plaza

Focal sculpture feature

Viewing platforms with wind sculptures

Cafe seating

Stairway

Stairway

Funicular

Planter

Front Street

Existing restroom

Front Street "drop off" and turn-around

Landscape berm for informal amphitheater seating

Chessboard and stage

Light bollards

Chessboard tables

Chess storage shed

Embarcadero

See Embarcadero Concept for one-way option

Raised intersection/speed table

Truck delivery zone/hotel parking

Gateway arch

Seating and lighting

Morro Rock play feature

Seating/stage opportunity with lighting

Harbor Walk
Glass-bottom pier

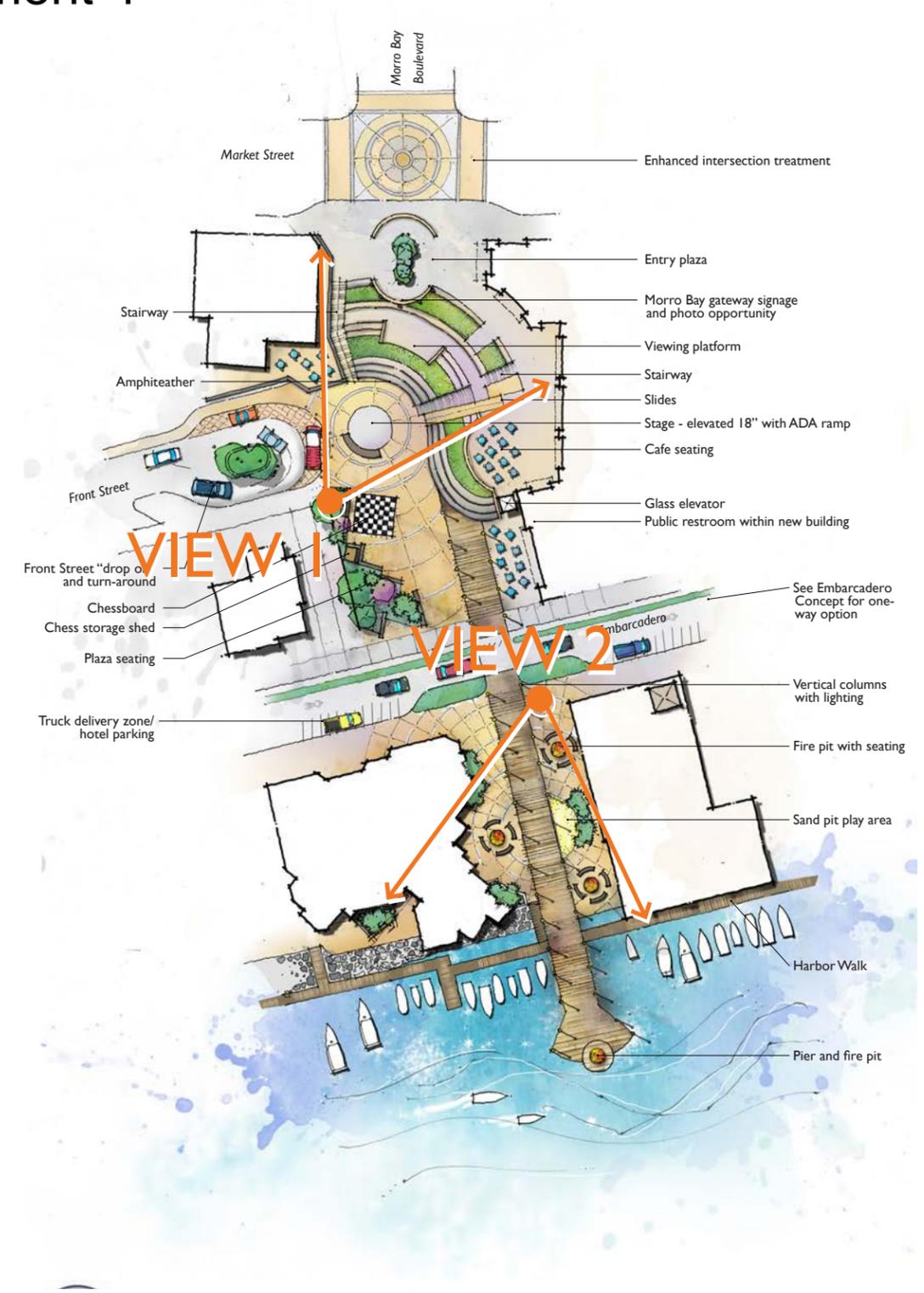


MORRO BAY CENTENNIAL PARKWAY

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



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"

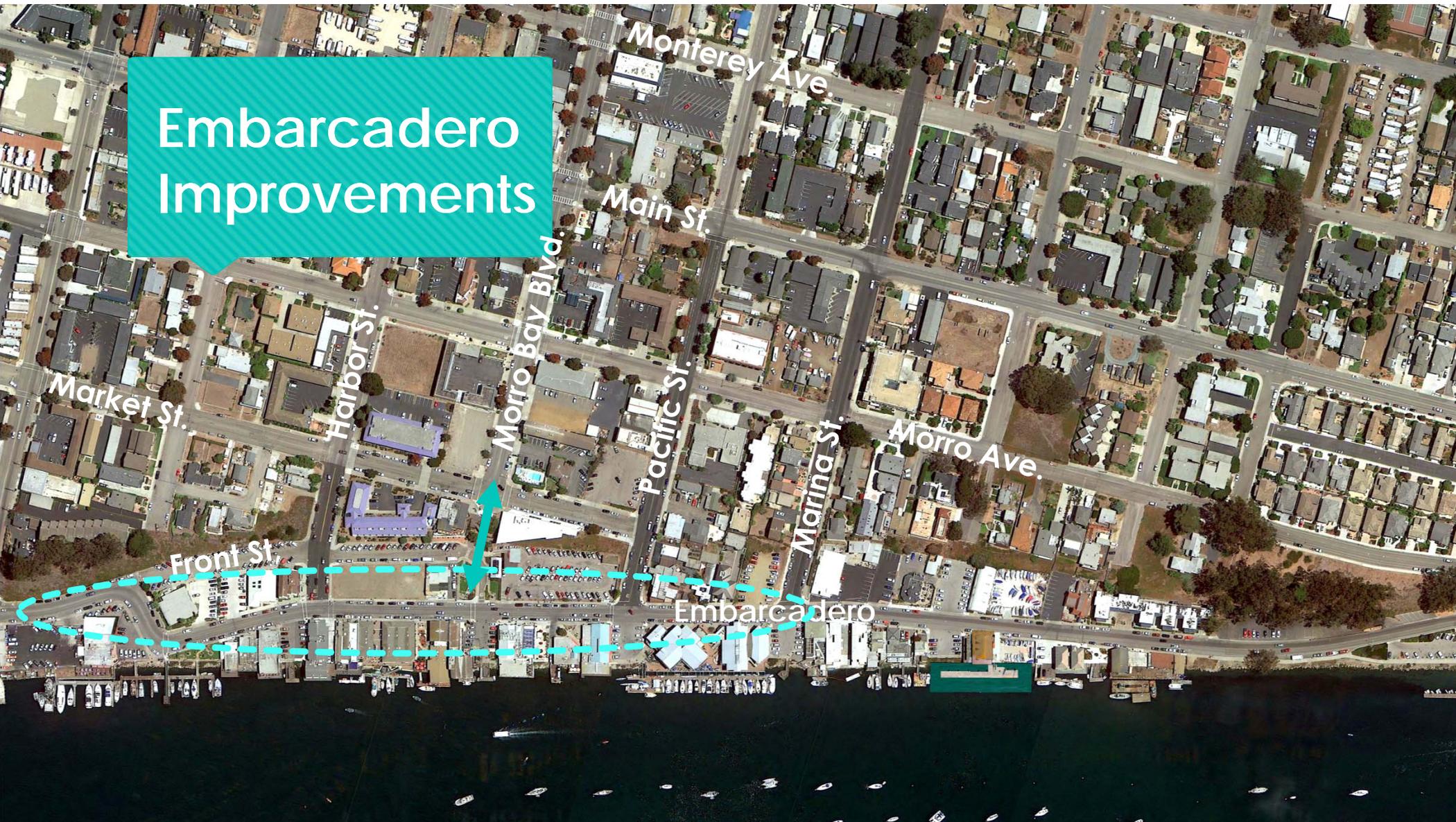


MORRO BAY CENTENNIAL PARKWAY
Before and Afters - View 2
 MORRO BAY, CA.



Attachment 5

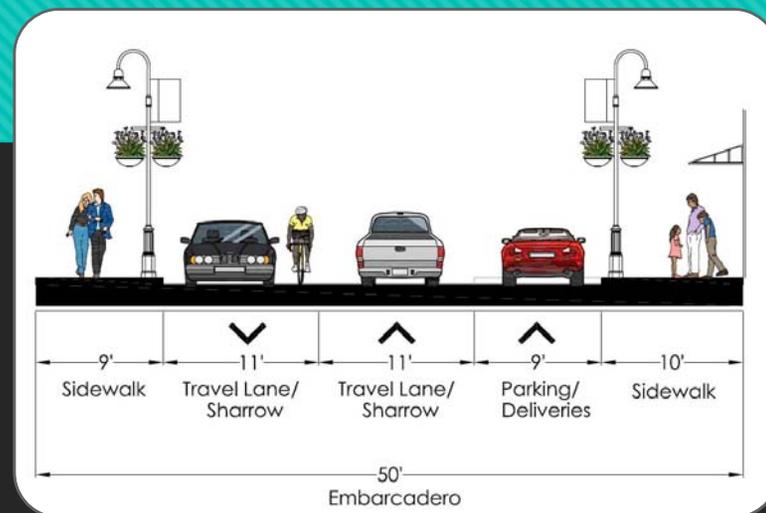
Embarcadero
Improvements

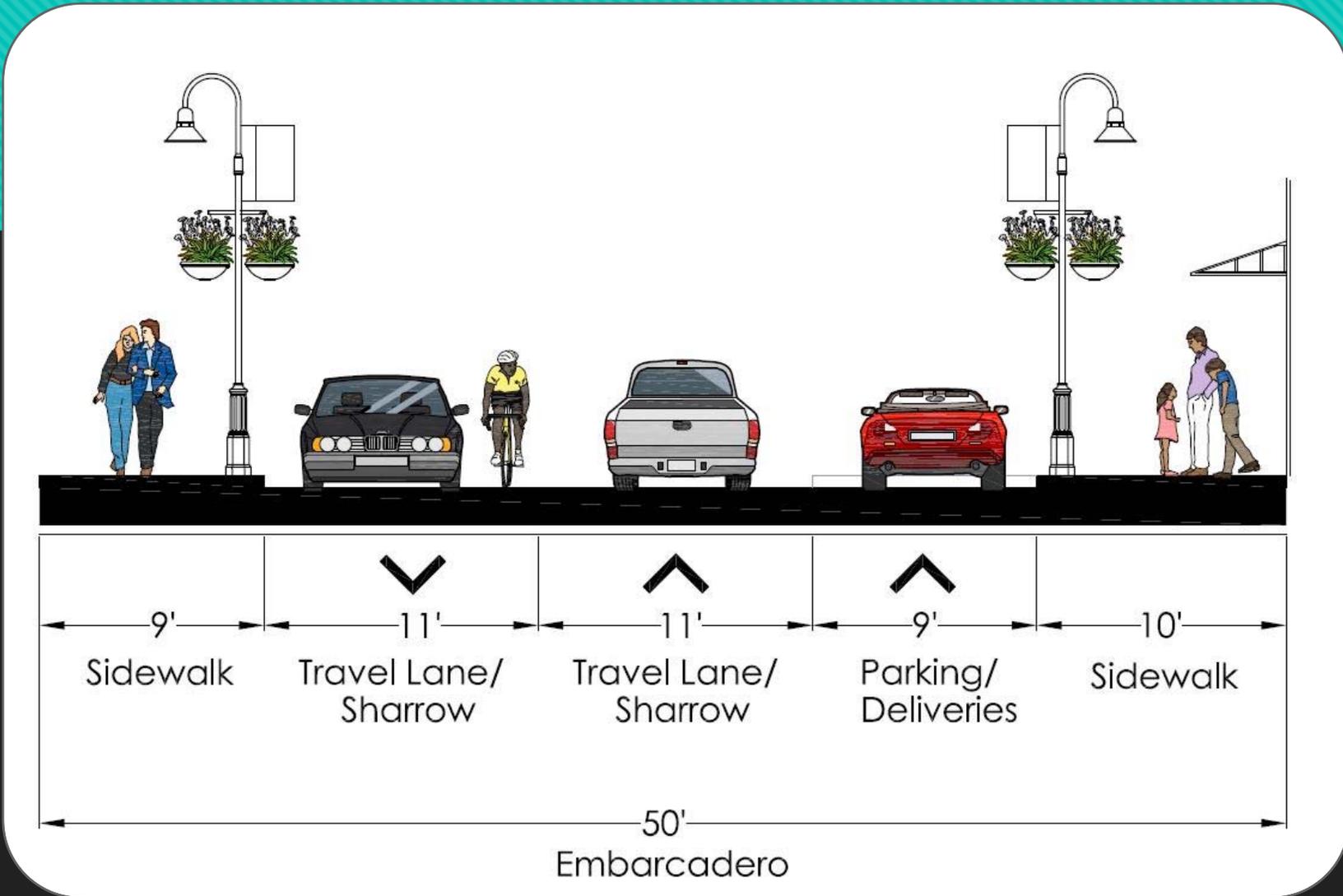




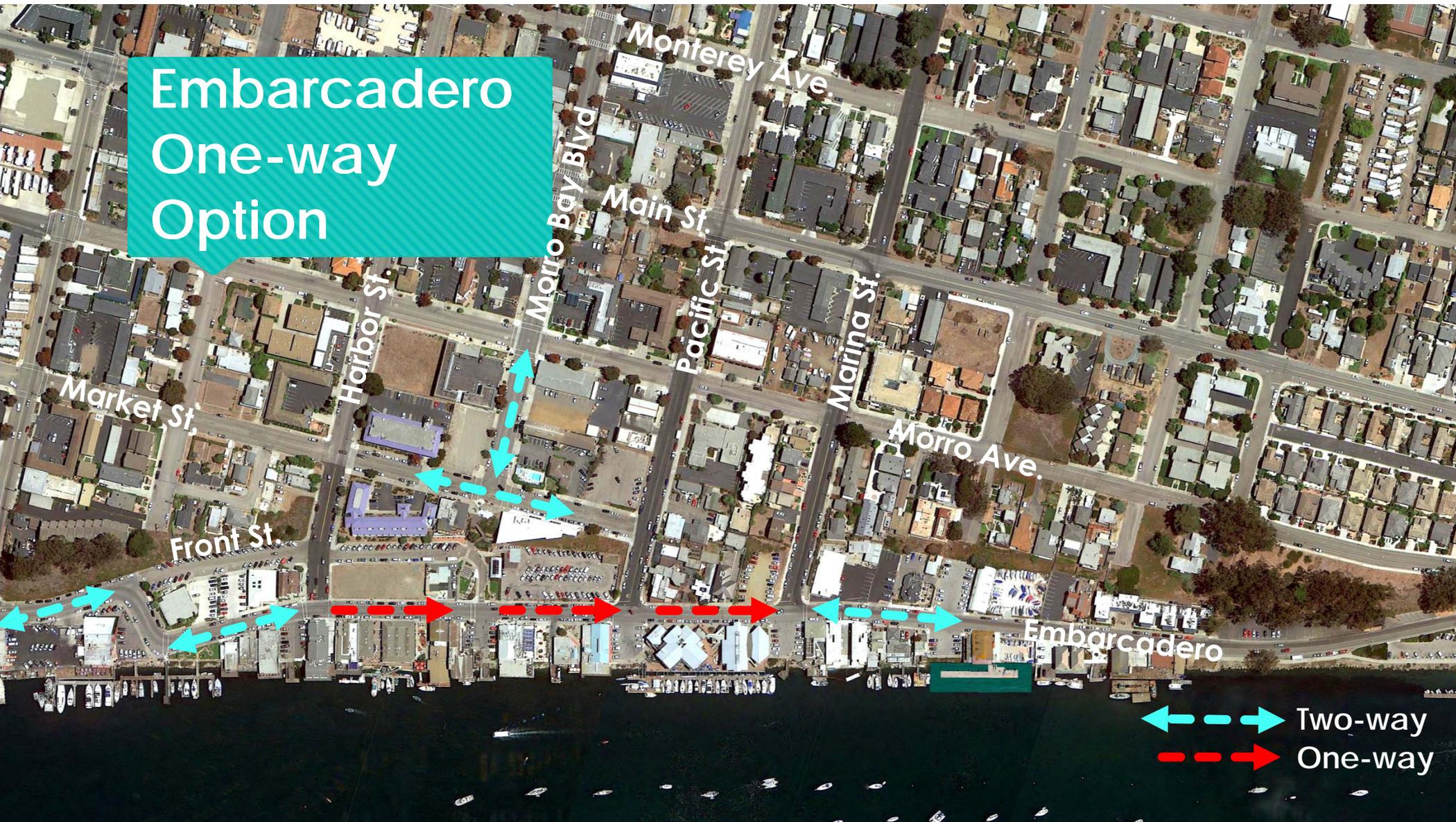
Embarcadero Two-way

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

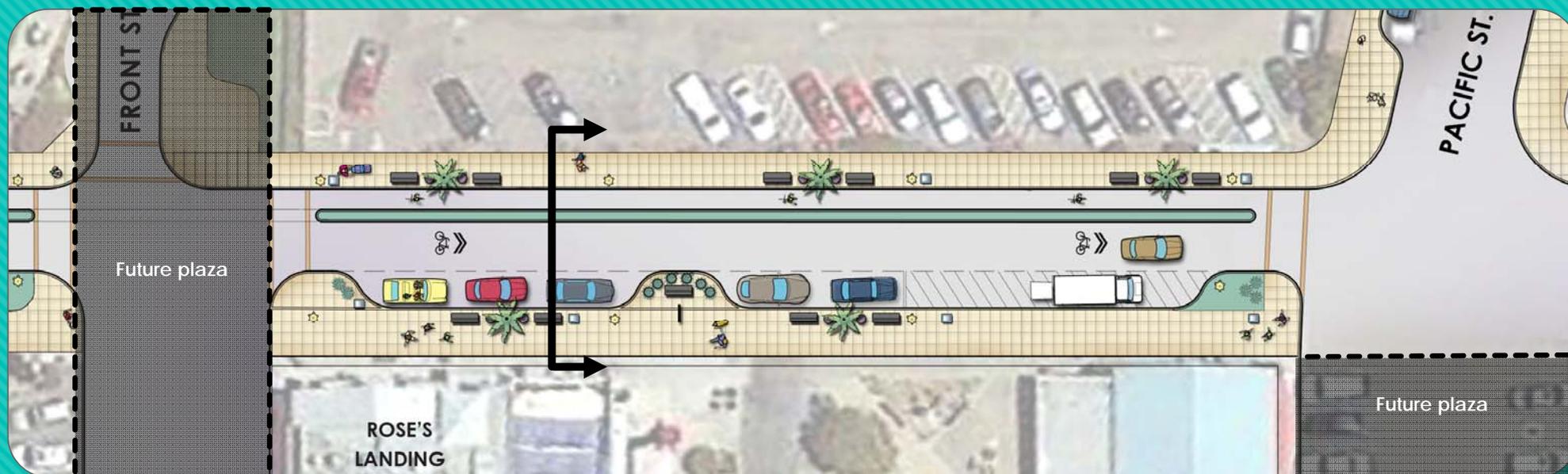




Embarcadero One-way Option

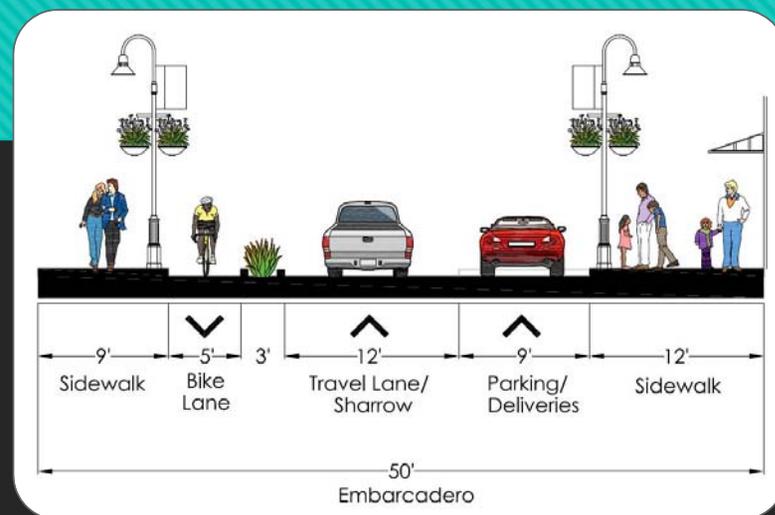


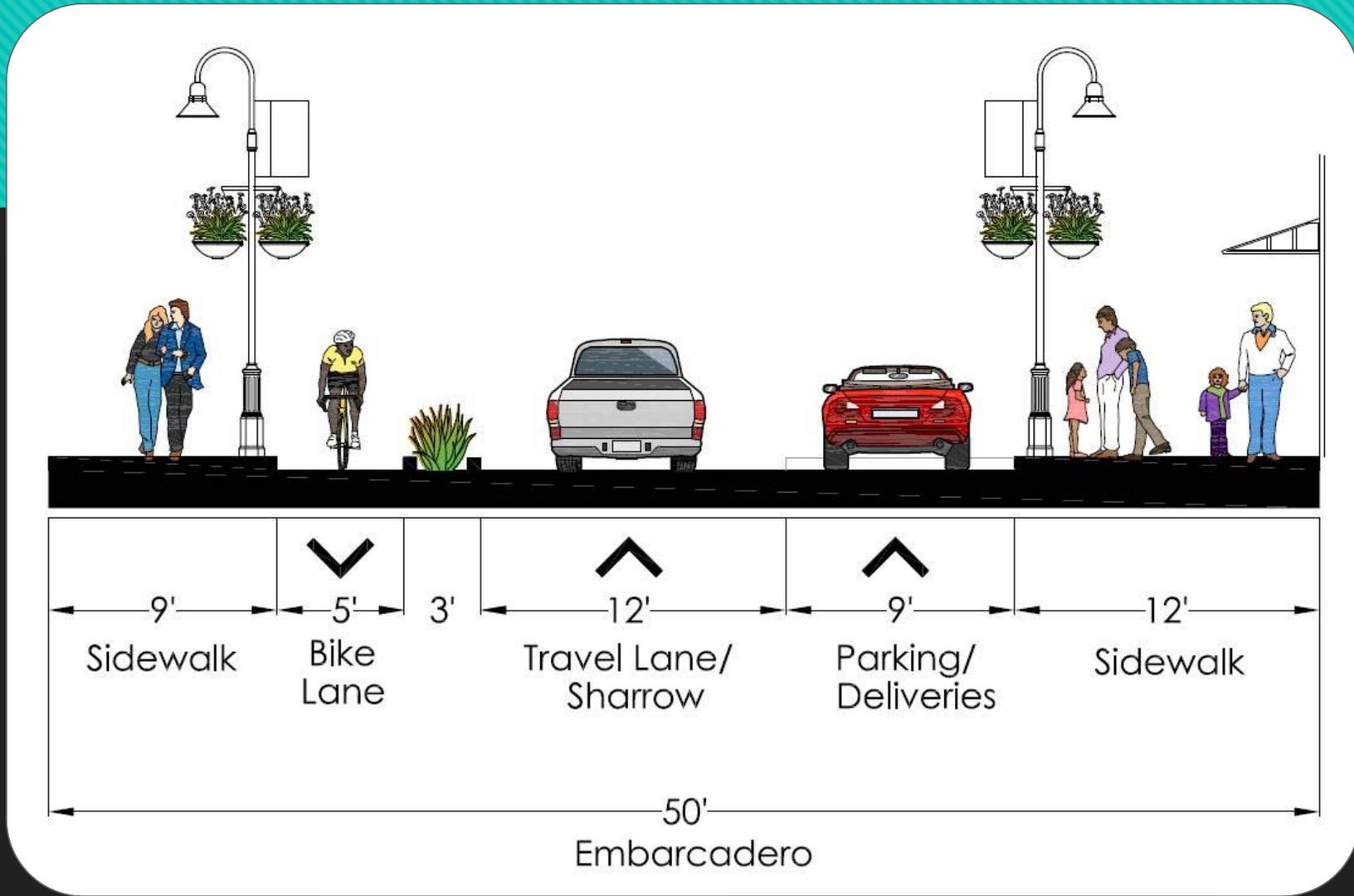
Two-way
One-way



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

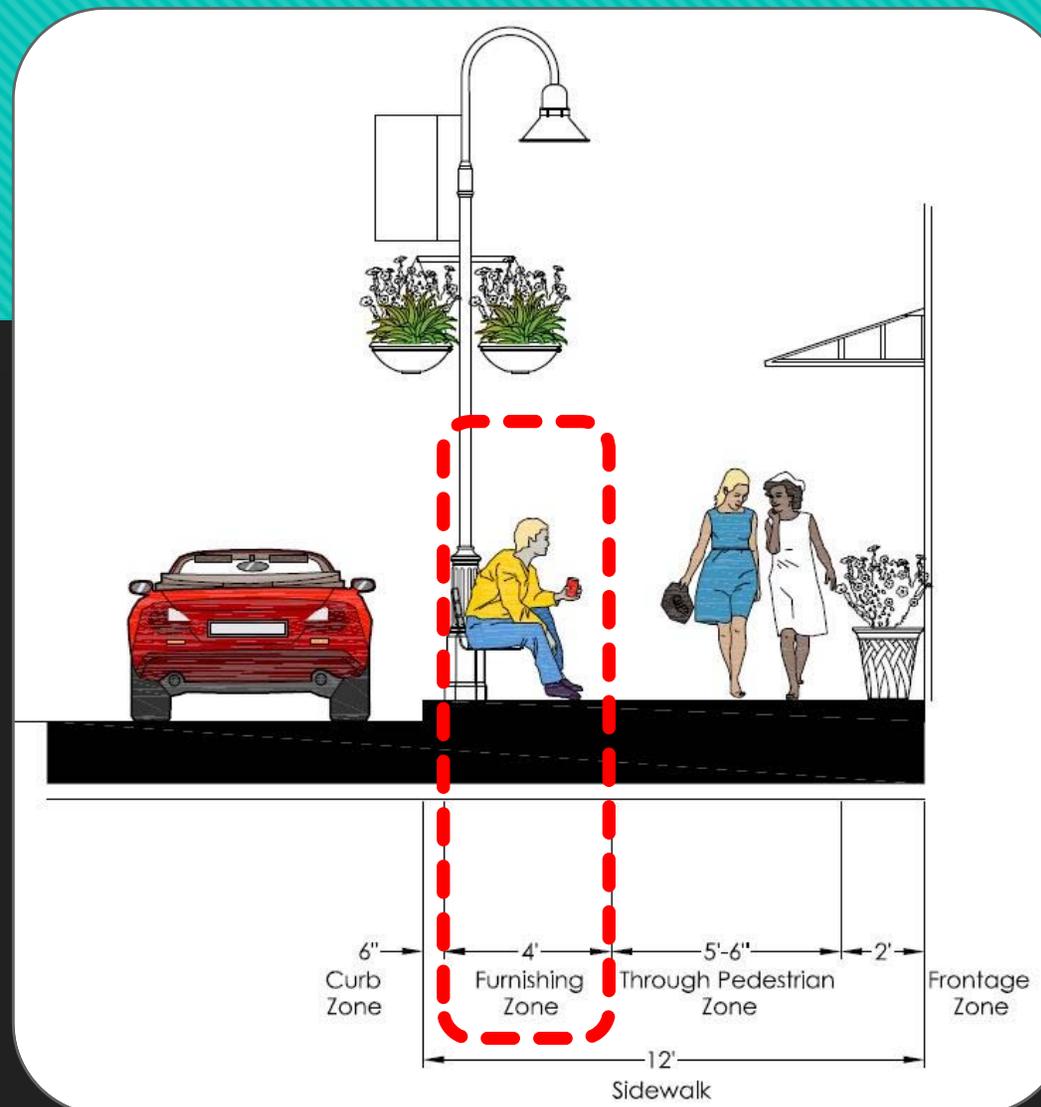


Sidewalk Zones

Furnishing Zone

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

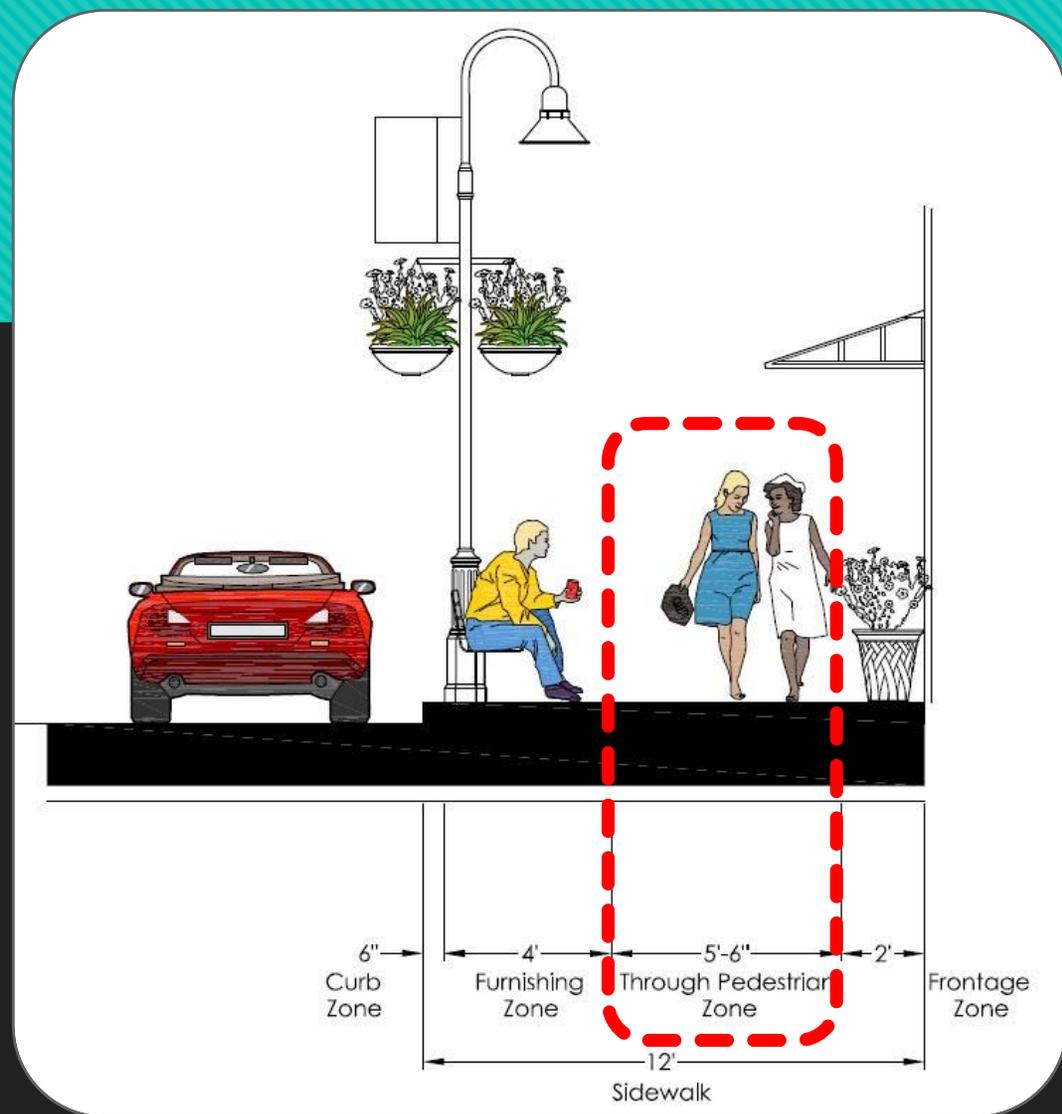
- Trees, planters, landscaping
- Trash and recycling receptacles
- Bicycle Racks
- Street lights
- Wayfinding/signage
- Benches
- Consolidated news racks



Sidewalk Zones

Through Pedestrian Zone

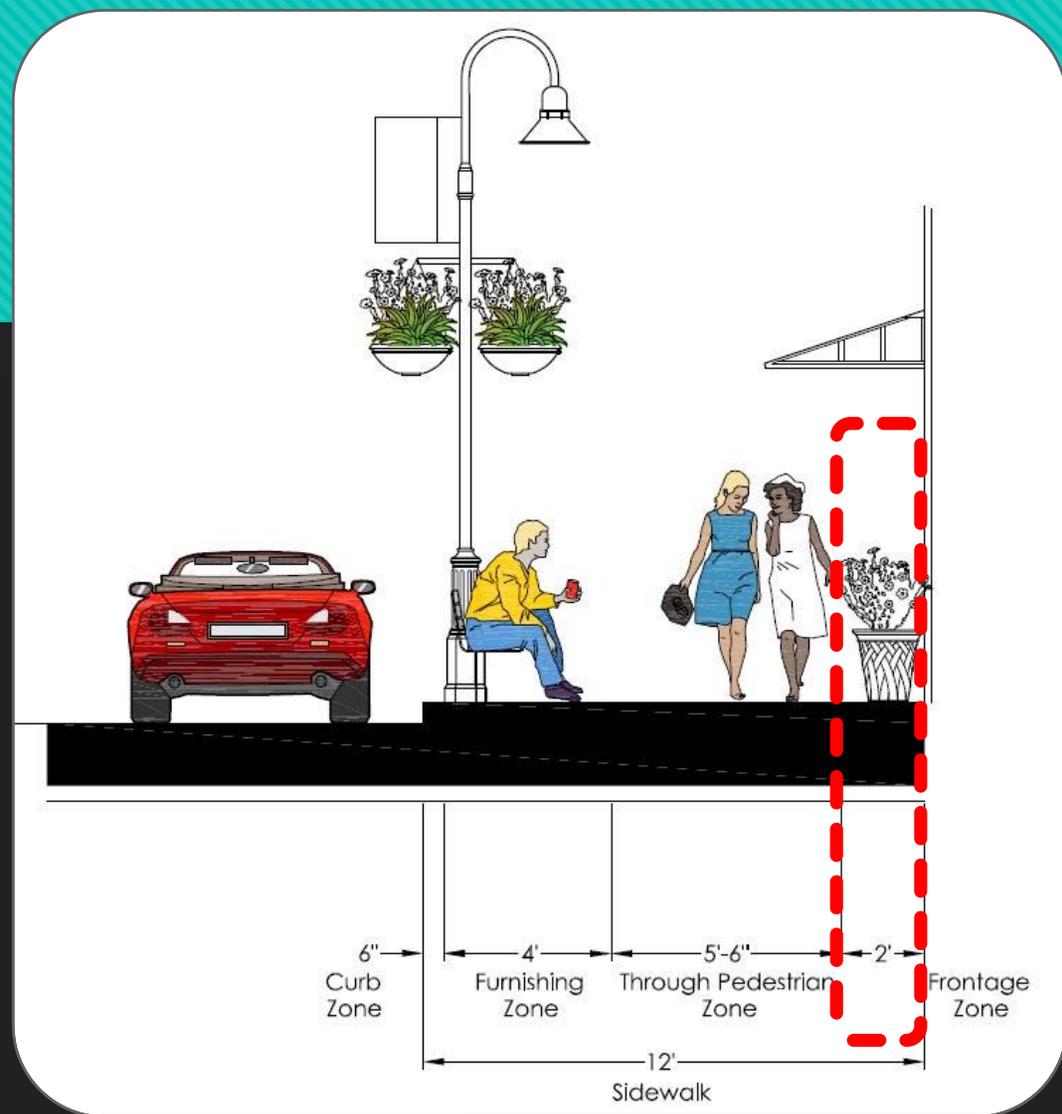
- Allow 2' width per person walking side by side



Sidewalk Zones

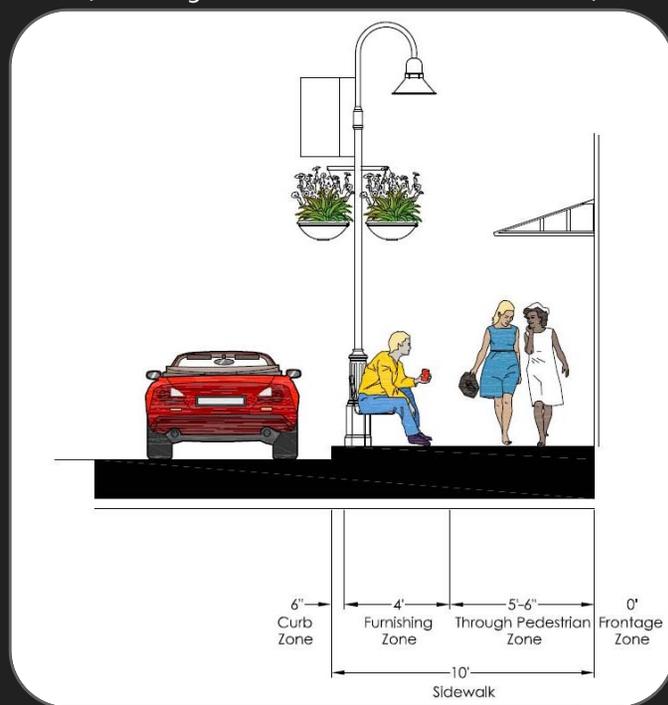
Frontage Zone – Area adjacent to building

- 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)

