

Gualala Community Action Plan

Options & Ideas

Workshop 2

June 14, 2006

Presented by T. Keith Gurnee



Tonight's Agenda

- Project Introduction & Background
- Projected Conditions
 - Market analysis (Tom Feeney of Pacific Group)
- Options and Ideas
 - Key issues
 - Assumptions
 - Possible Strategies
- Report Cards
- Wrap up

Project Introduction

- What do we hope to achieve with this Community Action Plan?
- What is the scope of the Project?

Gualala Community Action Plan

- This Plan will determine priority projects, a financial plan, and an implementation guide for making Gualala a more livable community.
- “Livable community”: a place where residents and visitors share a healthful, safe, and convenient system for getting around and through town.

Gualala Community Action Plan

- Funded by a Caltrans Community-based Transportation Grant, administered by MCOG
- Focuses on Highway 1 as Gualala's Main Street

Gualala Community Action Plan

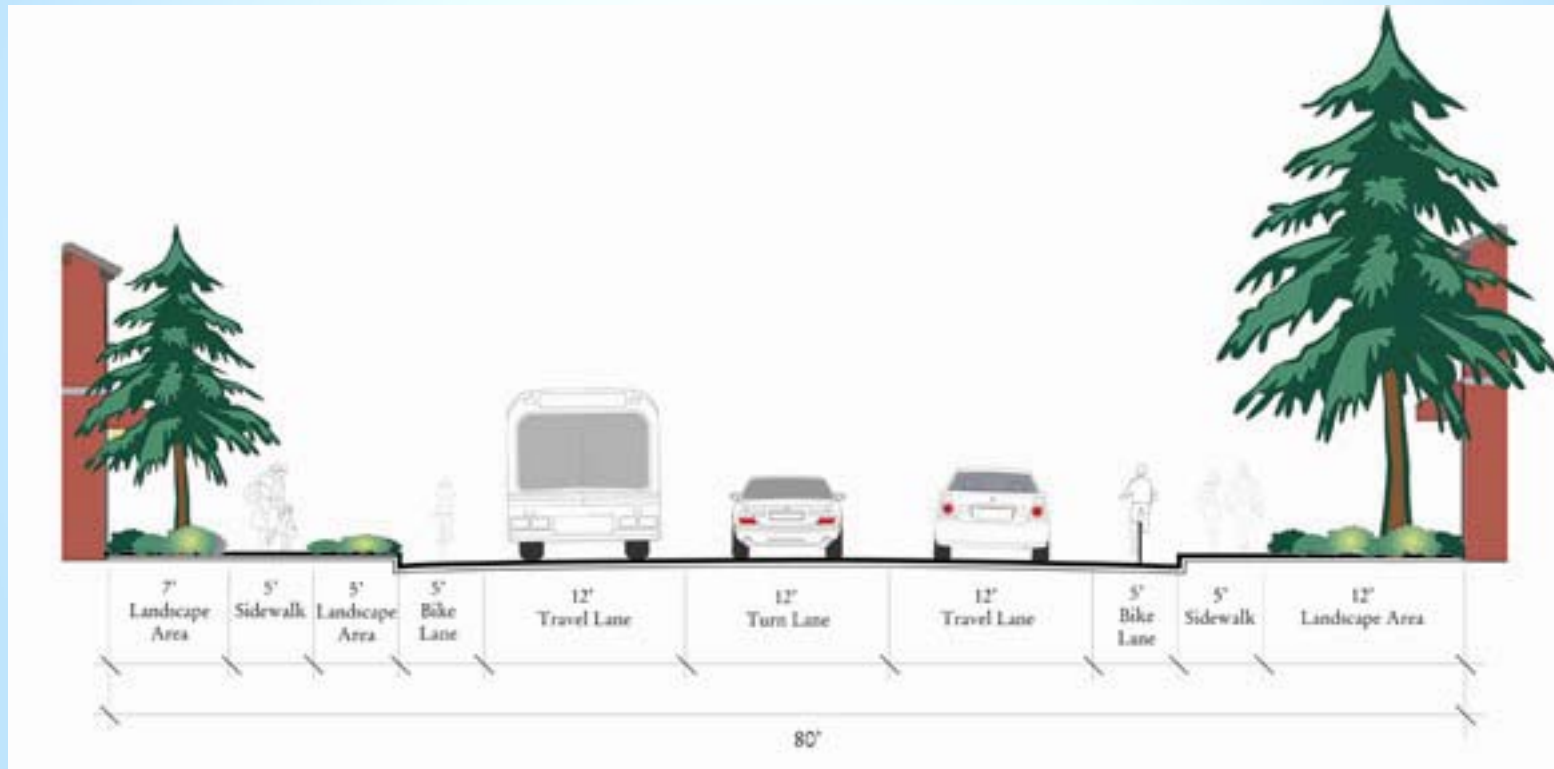
- Consultant's role: Public outreach & facilitation, analysis, written planning document
- Community guidance provided by Action Network, TAG, CAC, workshop participants

Gualala Community Action Plan

- Funded by a Caltrans Community-based Transportation Grant, administered by MCOG
- Uses GTP as a basis, but reflects changing needs and desires of Community have changed as well as feasibility
- Amending GTP, if recommended, will be a lengthy and potentially expensive process

Gualala Community Action Plan

Proposed 80' Right-of-Way



Gualala Community Action Plan

Key Issues

- Pedestrian Safety
- Traffic Calming
- Parking
- Access
- Gateways
- Road Extensions
- Lighting
- Signage

Project Introduction

- What has been done so far?
 - Community outreach
 - Traffic analysis
 - Market analysis
- What are we doing tonight?
 - Information
 - Project
 - Options & Ideas
 - Community Input
 - Report Cards
 - Questions & Answers
- What comes next?
 - Draft Community Action Plan
 - Public Hearing

Project Area

- Gualala, Mendocino County, California



Sub Area: Southern Gateway

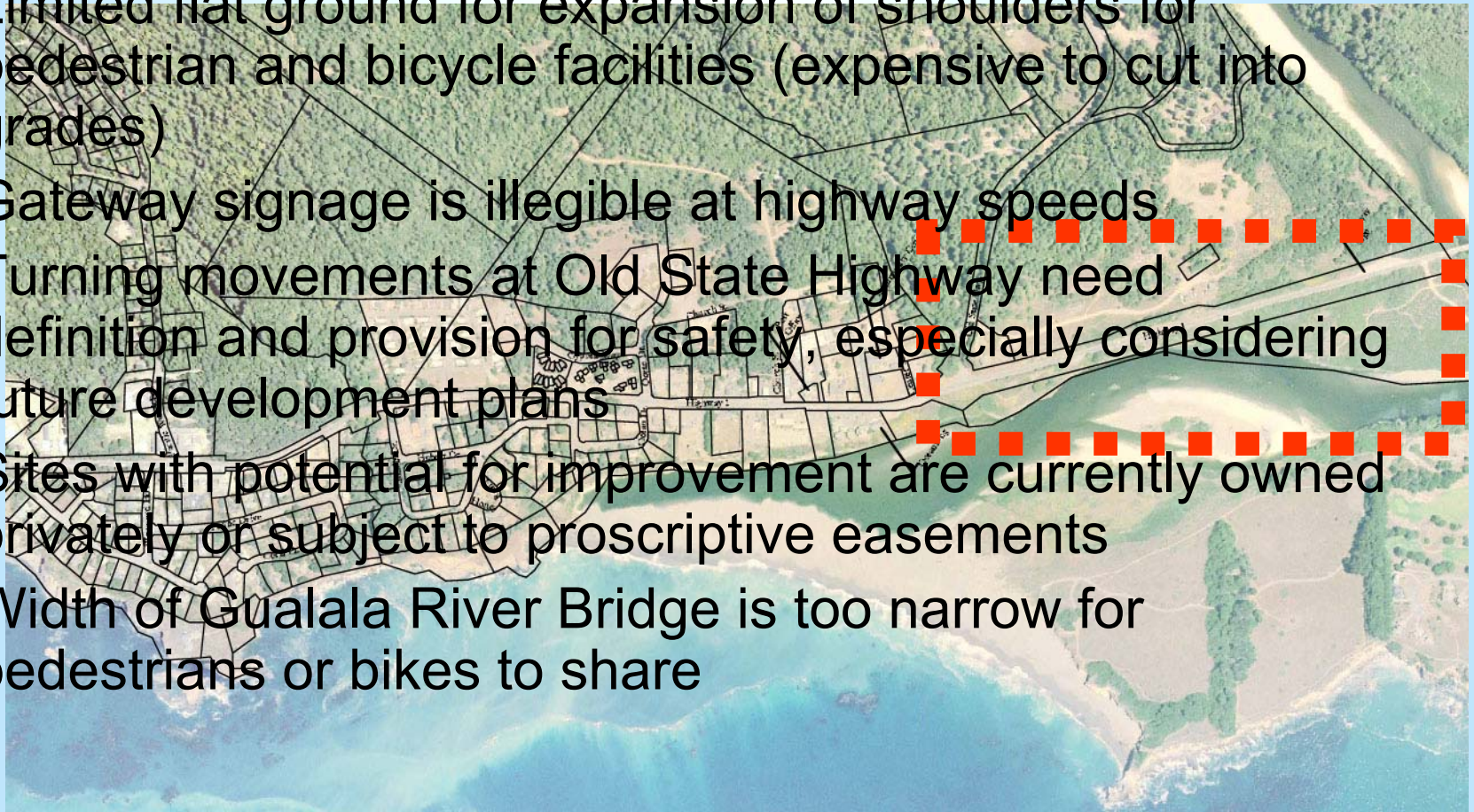
- Approximately .6 mile



Sub Area: Southern Gateway

Challenges of Southern Gateway:

- Limited flat ground for expansion of shoulders for pedestrian and bicycle facilities (expensive to cut into grades)
- Gateway signage is illegible at highway speeds
- Turning movements at Old State Highway need definition and provision for safety, especially considering future development plans
- Sites with potential for improvement are currently owned privately or subject to proscriptive easements
- Width of Gualala River Bridge is too narrow for pedestrians or bikes to share



Sub Area: Downtown Core

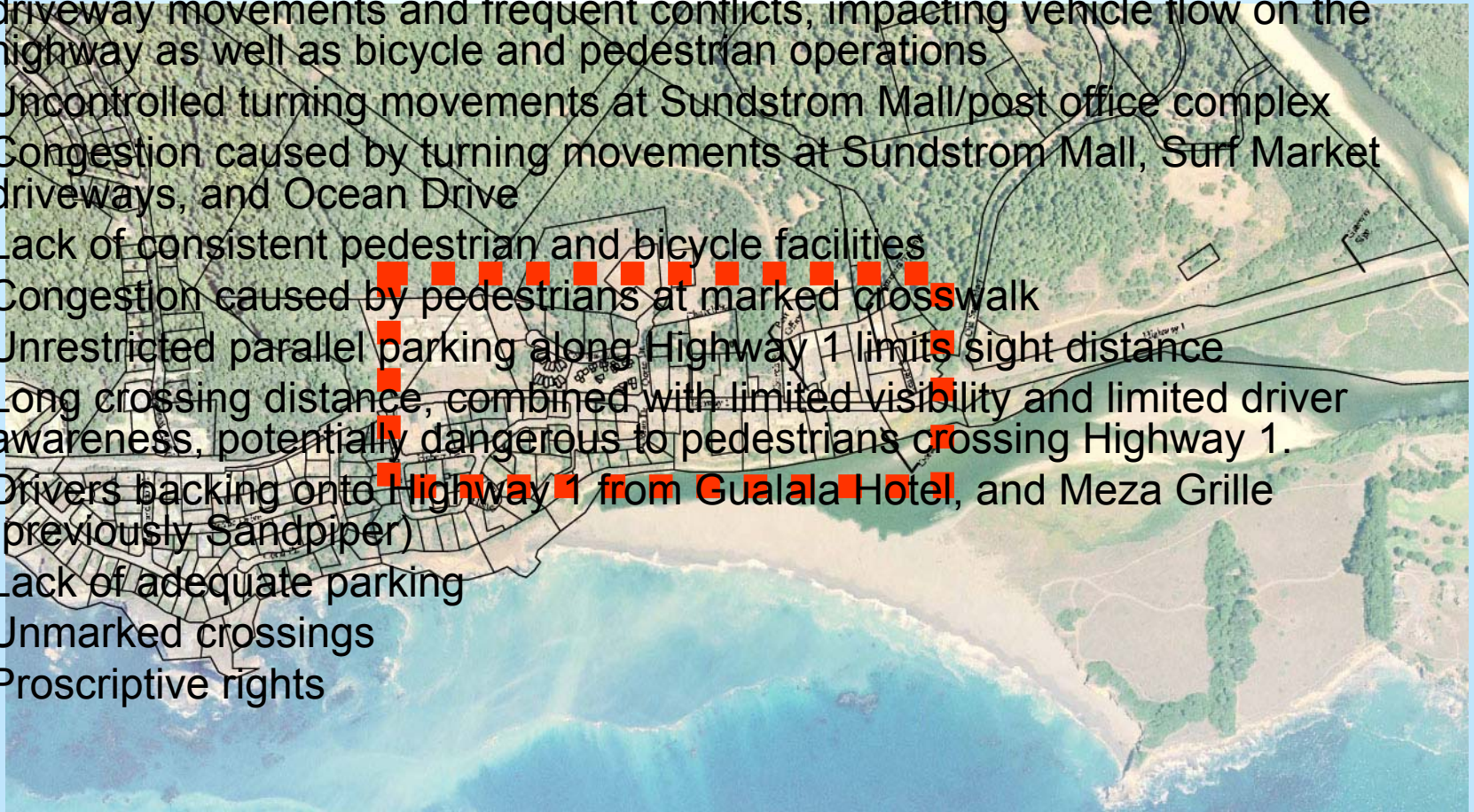
- Approximately .6 mile



Sub Area: Downtown Core

Challenges of the Downtown Core:

- Driveways are not defined by driveway aprons, which results in uncontrolled driveway movements and frequent conflicts, impacting vehicle flow on the highway as well as bicycle and pedestrian operations
- Uncontrolled turning movements at Sundstrom Mall/post office complex
- Congestion caused by turning movements at Sundstrom Mall, Surf Market driveways, and Ocean Drive
- Lack of consistent pedestrian and bicycle facilities
- Congestion caused by pedestrians at marked crosswalk
- Unrestricted parallel parking along Highway 1 limits sight distance
- Long crossing distance, combined with limited visibility and limited driver awareness, potentially dangerous to pedestrians crossing Highway 1.
- Drivers backing onto Highway 1 from Gualala Hotel, and Meza Grille (previously Sandpiper)
- Lack of adequate parking
- Unmarked crossings
- Proscriptive rights



Sub Area: Uptown Gualala

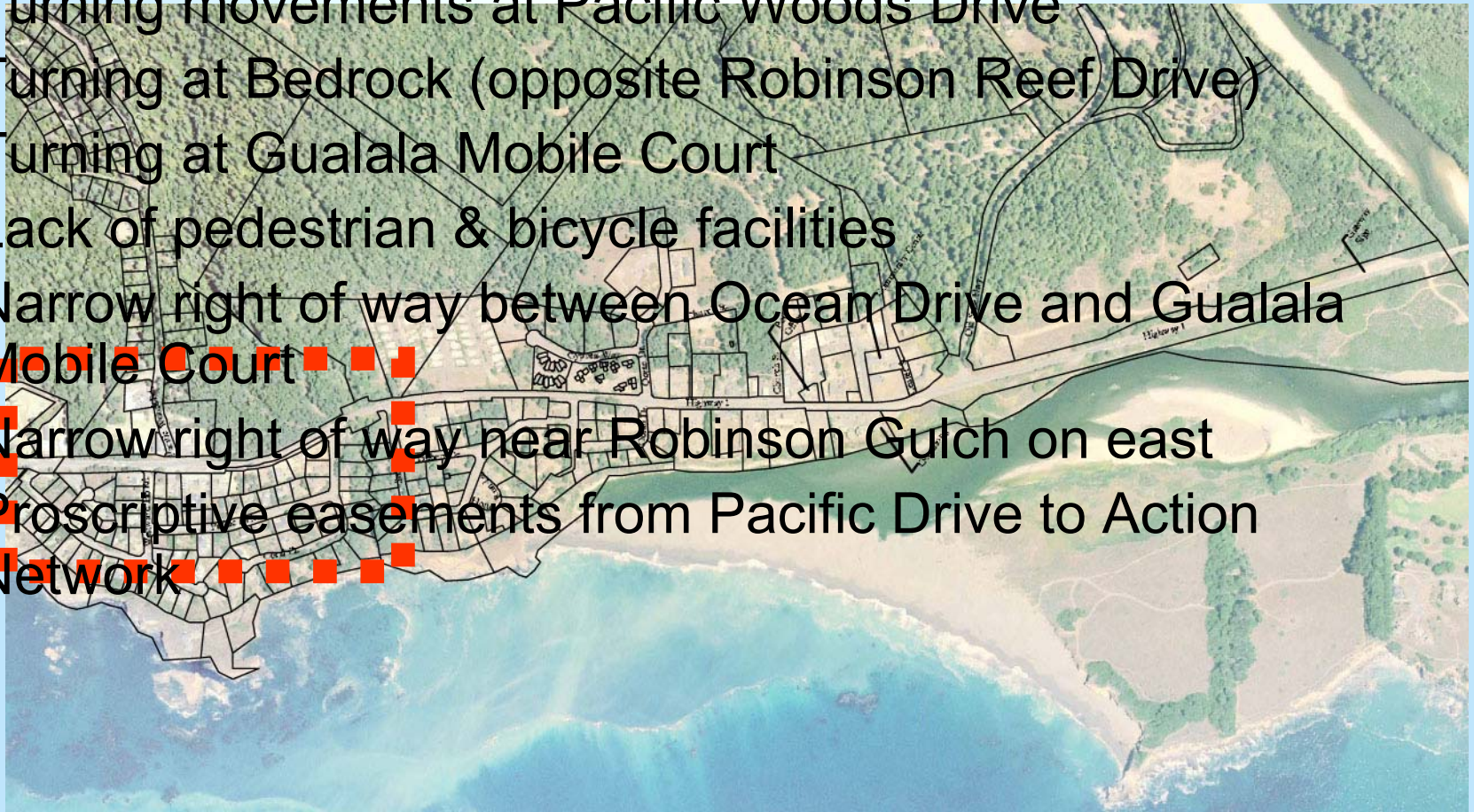
- Approximately .3 mile



Sub Area: Uptown Gualala

Challenges of Uptown Gualala:

- Turning movements at Pacific Woods Drive
- Turning at Bedrock (opposite Robinson Reef Drive)
- Turning at Gualala Mobile Court
- Lack of pedestrian & bicycle facilities
- Narrow right of way between Ocean Drive and Gualala Mobile Court
- Narrow right of way near Robinson Gulch on east
- Proscriptive easements from Pacific Drive to Action Network



Market Analysis/Projections

Tom Feeney of Pacific Group

PRIMARY ECONOMICS TASKS

1. Market Overview- Conduct a brief overview of the need for:

- Residential
- Retail
- Office
- Lodging

2. Identify potential funding sources and tools for the public costs.

Market Analysis/Projections

PROJECTED POPULATION: 2000-2020

Redwood Coast

	2000	2010	2020	Annual % Change
111.1 Manchester/Irish Beach	719	949	1,253	3.2%
111.2 Point Arena-Iverson Rd.	1,318	1,582	1,898	2.0%
111.3 Gualala/Anchor Bay	1,885	2,036	2,199	0.8%
<i>Total in Mendocino County</i>	3,922	4,566	5,349	1.6%
The Sea Ranch	1,157	1,529	1,900	3.2%
1543.01 Annapolis Area	522	522	522	0.0%
1453.02 Stewarts Pt.-Jenner	1,370	1,425	1,482	0.4%
<i>Total in Sonoma County</i>	3,049	3,475	3,904	2.3%
Total Redwood Coast	6,971	8,042	9,253	1.9%

Market Analysis/Projections

PROJECTED RETAIL SALES AND SUPPORTABLE SPACE (\$000)

	2005	2010	2020
Total Sales (\$000)	29,332	35,195	49,672
Increment over prior period		5,863	14,478
Sales per Sq Ft		210	220
Required New Sq Ft		27,919	65,807
Cumulative New Sq Ft		27,919	93,726

Market Analysis/Projections

FACTORS AFFECTING FUTURE DEVELOPMENT

- Available sites
- Willing property owners
- Physical constraints (water, sewer, etc)
- Public policy (zoning, approvals, etc.)
- Available public services
- Road capacities
- Competing projects outside of Gualala

Market Analysis/Projections

- How is this information useful to the Community Action Plan?
- What about Task #2 : Identification of potential funding sources and tools for the public costs?

Options & Ideas—Assumptions

- Options that potentially address key issues in selected areas of Gualala
- Ideas to keep in mind
- Derived from community input (WS1, etc), traffic analysis, case studies
- Subject to community evaluation tonight
- Preferred solutions will be written into Draft Community Action Plan (presented September 6th)

Options & Ideas—Assumptions

- Subject to safety review by Mendocino County Planning, Caltrans, and the Coastal Commission
- Solutions must be ADA compliant
- If preferred solutions are not consistent with the Gualala Town Plan, the town plan will need to be amended (MCOG)

Options & Ideas—Key Issues

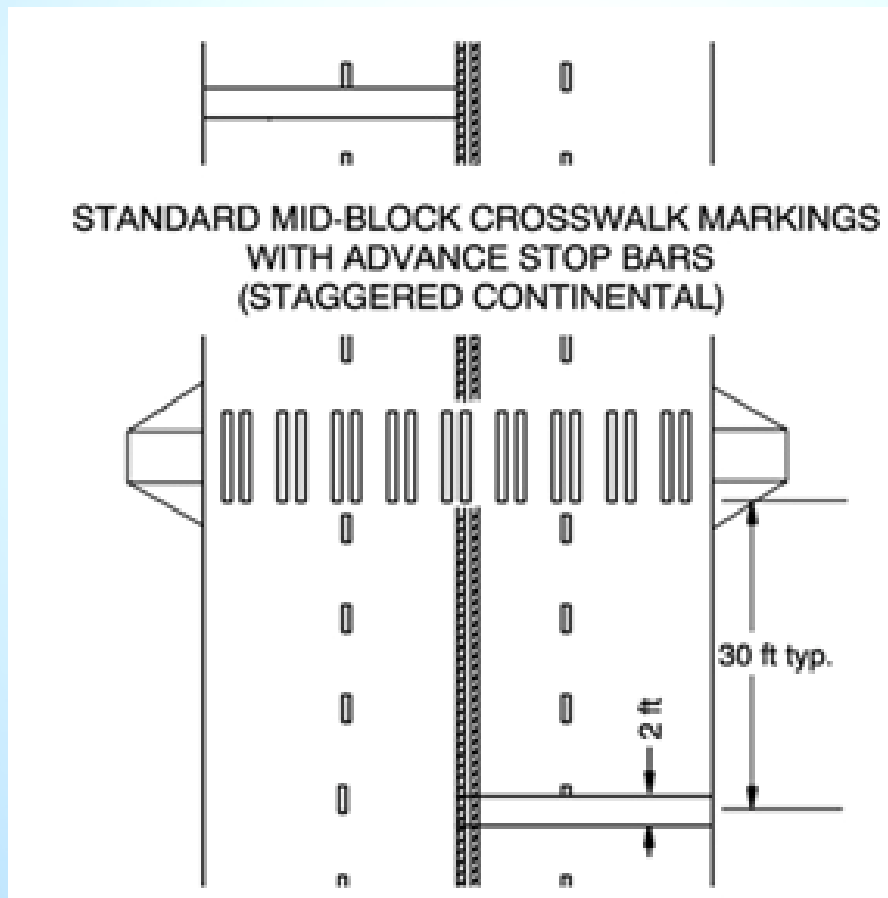
- Pedestrian Safety
- Traffic Calming
- Parking
- Access
- Gateways
- Road Extensions
- Lighting
- Signage

Options & Ideas—Report Cards

- Options & Ideas in Key Issue areas will be discussed on slides
- Use report cards to indicate your preferences for key issues
- Note any other comments
- Results will be incorporated into Draft Action Plan

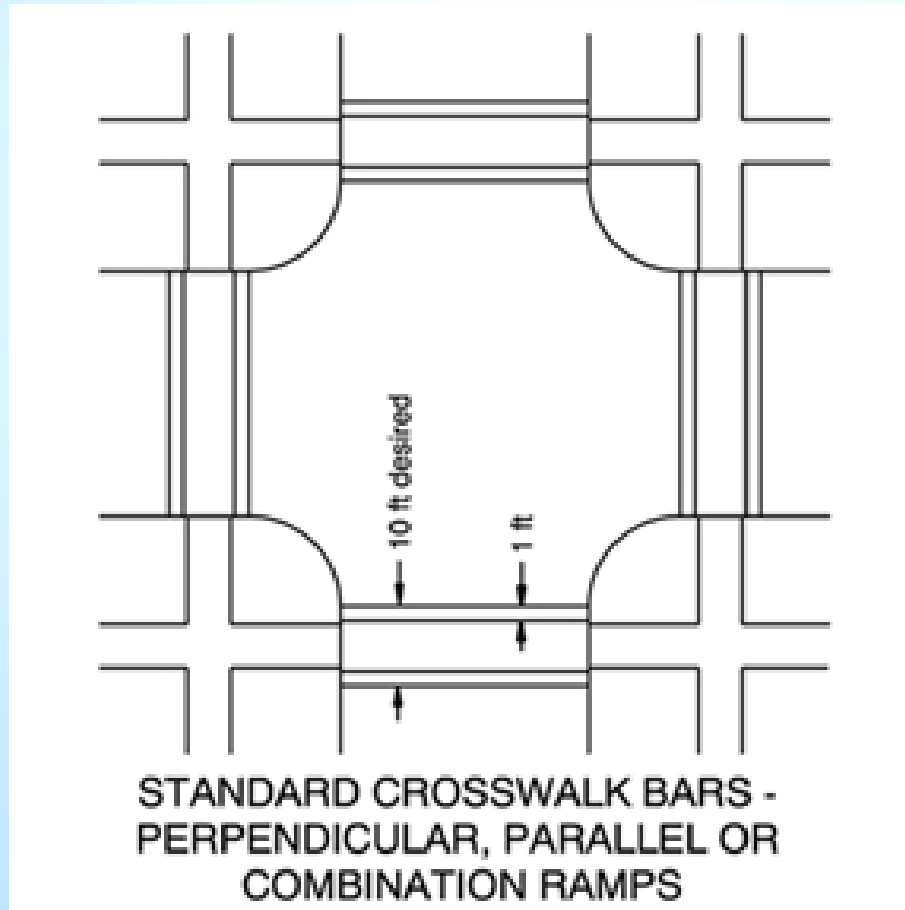
Options & Ideas—Pedestrian Safety

Crosswalks: Midblock



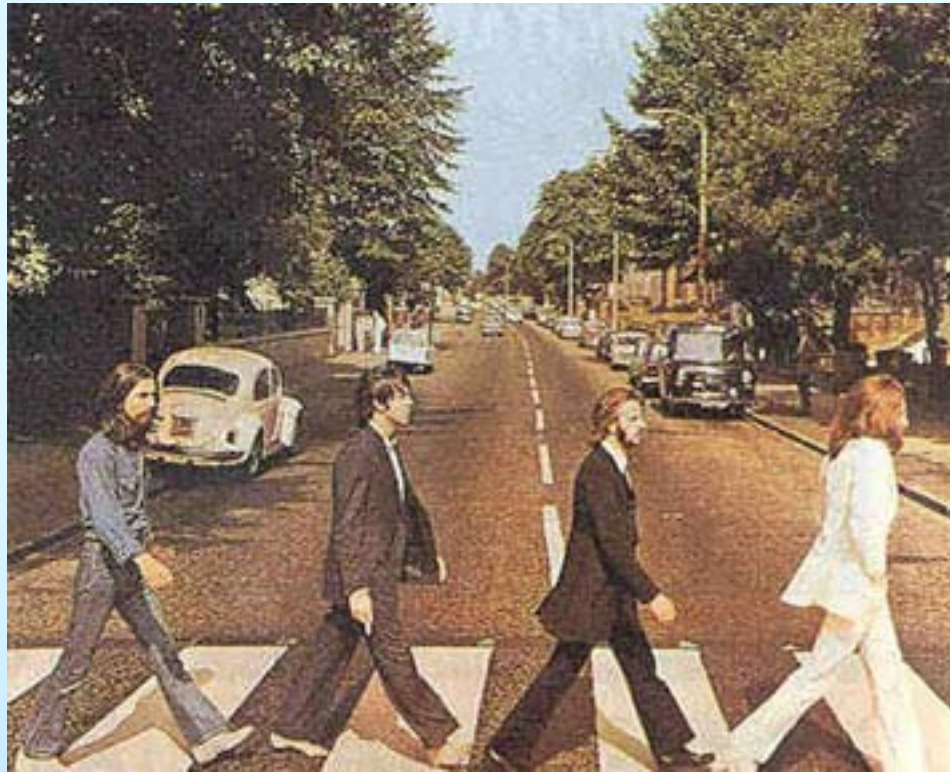
Options & Ideas—Pedestrian Safety

Crosswalks: Intersections



Options & Ideas—Pedestrian Safety

Crosswalks: Treatment A



Bright White Striping

Options & Ideas—Pedestrian Safety

Crosswalks: Treatment B



Stamped asphalt with thermoplastic,
reflective striping

Options & Ideas—Pedestrian Safety

Crosswalks: Treatment C



Ornamental Paving

Options & Ideas—Pedestrian Safety

Crosswalks: Treatment D



Motion-activated Lighting

Options & Ideas—Pedestrian Safety

Crosswalks: Treatment E



Fluorescent Green Pedestrian Signs

Options & Ideas—Pedestrian Safety

Crosswalks: Treatment F



Curb Extensions to Shorten Crossing
Distance

Options & Ideas—Pedestrian Safety

Crosswalk Treatments: Please Mark Your Preference

- A. Bright White Striping
- B. Stamped asphalt with thermoplastic, reflective striping
- C. Ornamental paving
- D. Motion activated lights
- E. Fluorescent pedestrian sign
- F. Curb Extensions to shorten pedestrian crossing distance
- G. Other (please explain)

Options & Ideas—Pedestrian Safety

Crosswalk Locations: Please Mark Your Preference (s)

- a) Center Street
- b) Sundstrom Mall
- c) Seacliff
- d) Ocean Drive
- e) Gualala Mobile Court
- f) North Pacific Woods
- g) All of these

Options & Ideas—Pedestrian Safety

- Pedestrian Walkways: Treatment A



Continuous sidewalks when possible through project area

Options & Ideas—Pedestrian Safety

- Pedestrian Walkways: Treatment B



Wider road shoulders when possible

Options & Ideas—Pedestrian Safety

- Pedestrian Walkways: Treatment C



Improved off-street paths/walkways

Options & Ideas—Pedestrian Safety

- Pedestrian Walkways: Treatment D



A separator curb between pedestrians and the roadway

Options & Ideas—Pedestrian Safety

Pedestrian Walkways: Please rank in order of preference

- A. Continuous sidewalks when possible through project area
- B. Wider, shared road shoulders when possible
- C. Improved off-street paths/walkways
- D. Provide a separator curb between pedestrians and the roadway
- E. Other (please explain)

Options & Ideas—Pedestrian Safety

- Walkway Surfaces : Treatment A



Crushed gravel paths

Options & Ideas—Pedestrian Safety

- Walkway Surfaces : Treatment B



Nature pave or resin pave

Options & Ideas—Pedestrian Safety

- Walkway Surfaces : Treatment C



Concrete

Options & Ideas—Pedestrian Safety

- Walkway Surfaces: Treatment D



Asphalt

Options & Ideas—Pedestrian Safety

Pedestrian walkway surfaces where sidewalks are currently unfeasible:

Please rank in order of preference (s)

- A. Crushed gravel
- B. Nature pave or resin pave
- C. Concrete
- D. Asphalt
- E. Other (please explain)

Options & Ideas—Pedestrian Safety

- Sidewalks: Treatment A



Straight five foot wide concrete sidewalk with
landscape buffer

Options & Ideas—Pedestrian Safety

- Sidewalks: Treatment B



Wider concrete sidewalk with street trees in tree grates

Options & Ideas—Pedestrian Safety

- Sidewalks: Treatment C



Boardwalks utilizing recycled Trex product

Options & Ideas—Pedestrian Safety

- Sidewalks: Treatment D



Ornamental pavement

Options & Ideas—Pedestrian Safety

- Sidewalks: Treatment E



Meandering sidewalk with planting pockets

Options & Ideas—Pedestrian Safety

Sidewalks: Please rank the following alternatives in order of preference

- A. Straight five foot wide concrete sidewalk with landscape buffer
- B. Wider concrete sidewalk with street trees in tree grates
- C. Boardwalks utilizing recycled Trex product
- D. Ornamental pavement
- E. Meandering sidewalk with planting pockets
- F. Other (please explain)

Options & Ideas—Pedestrian Safety

- Bike Facilities: Treatment A



Striped, designated Bike Lanes (Class II)

Options & Ideas—Pedestrian Safety

- Bike Facilities: Treatment B



Widened, shared shoulder

Options & Ideas—Pedestrian Safety

- Bike Facilities: Treatment C



“Share the road” signage

Options & Ideas—Pedestrian Safety

- Bike Facilities: Treatment D



Bike racks

Options & Ideas—Pedestrian Safety

Bike Lanes: Please circle all that apply

- A. Striped, designated Bike Lanes
- B. Widened, shared shoulder
- C. “Share the road” signage
- D. Bike racks
- E. No change

Options & Ideas—Traffic Calming

Turn Pockets: Treatment A



Continuous left turn lane through Downtown Core



Options & Ideas—Traffic Calming

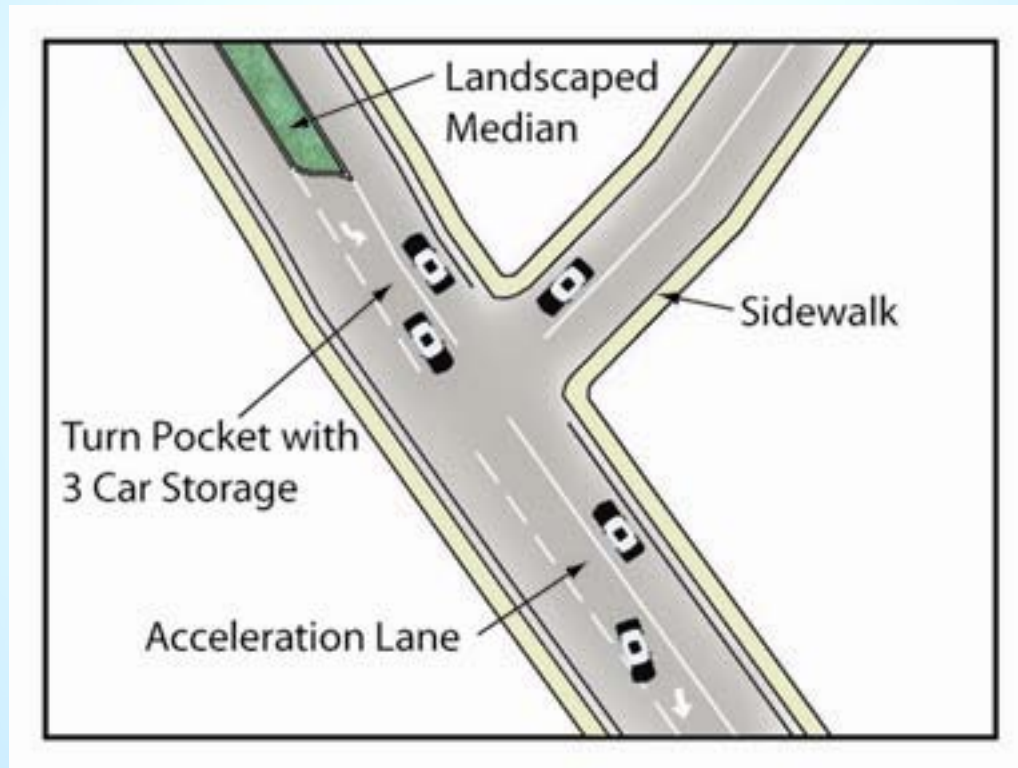
- Turn Pockets: Treatment B



Striped left turn pockets

Options & Ideas—Traffic Calming

- Turn Pockets: Treatment C



Left turn pockets with landscaped medians

Options & Ideas—Traffic Calming

Turn Pockets: Please rank in order of preference

- A. Continuous left turn lane through Downtown Core
- B. Striped left turn pockets at key intersections
- C. Left turn pockets with landscaped medians at key intersections
- D. No change

Options & Ideas—Traffic Calming

- Other options: Curb Extensions



Options & Ideas—Traffic Calming

- Other options: Medians



Options & Ideas—Traffic Calming

Other options (please circle all that apply):

- A. Curb extensions
- B. Medians
- C. Other (please explain)
- D. No change

Options & Ideas—Parking Needs

- On-street Parking: Pros & Cons

On-street Parking: Pros & Cons

- +Access to Highway 1 businesses

- +Cheap, already exists, shared

- +Easy for visitors to find, negotiate

- Limits visibility (pedestrians, drivers, cyclists)

- Adds to traffic congestion

- Perhaps not best use of Highway ROW

Options & Ideas—Parking Needs

- Off-Street Parking: Pros & Cons
 - +Safer for drivers, cyclists and pedestrians
 - +Enhances town's appearance, especially with addition of sidewalks, landscaping, furniture
 - +GTP policy
 - Costs (public and private)
 - Time (identify and fund public purchases)
 - Enforcement

Options & Ideas—Parking Needs

Parking: Please mark each idea you support:

- A. Eliminate parking on Hwy 1
- B. Limit parking on Hwy 1 to Downtown Core
- C. Reconfigure existing off-street parking for efficiency and safety
- D. Undertake parking study to determine need, availability, funding and design possibilities for development of off-street parking
- E. Form parking district, assess businesses to provide parking lot development funds
- F. Other (please explain)
- G. No change

Options & Ideas—Gateways

The GTP specifies that the Southern Gateway should be marked with a low wooden sign in a landscaped median

1: Do you agree? (if not, please explain)

2: Which of the following specific locations are preferred (please rank in order of preference)

Options & Ideas—Gateways

- Possible locations for Southern Gateway



Options & Ideas—Gateways

- Northern Gateway: Which is the true location?
 - A. Embankments between the Old Milano Hotel and Pacific Woods Road
 - B. North of Bedrock intersection

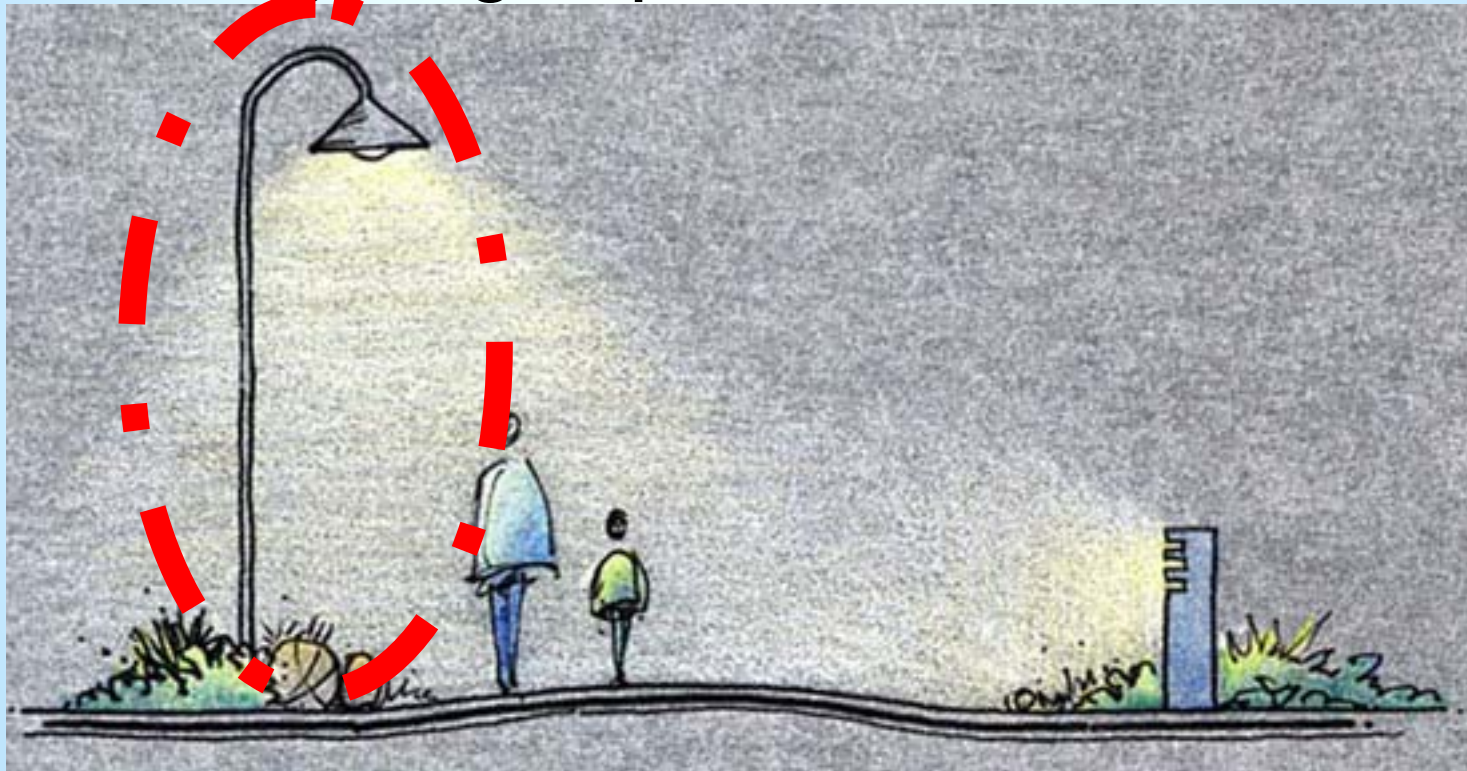
Options & Ideas—Lighting

Street Lighting: Considerations

- Streetlights can enhance pedestrian safety at night
- Streetlights add to downtown ambiance
- Artificial light may disturb nocturnal creatures
- Artificial lights may mar rural night views
- Utility undergrounding project underway: adding lights later will be more costly

Options & Ideas—Lighting

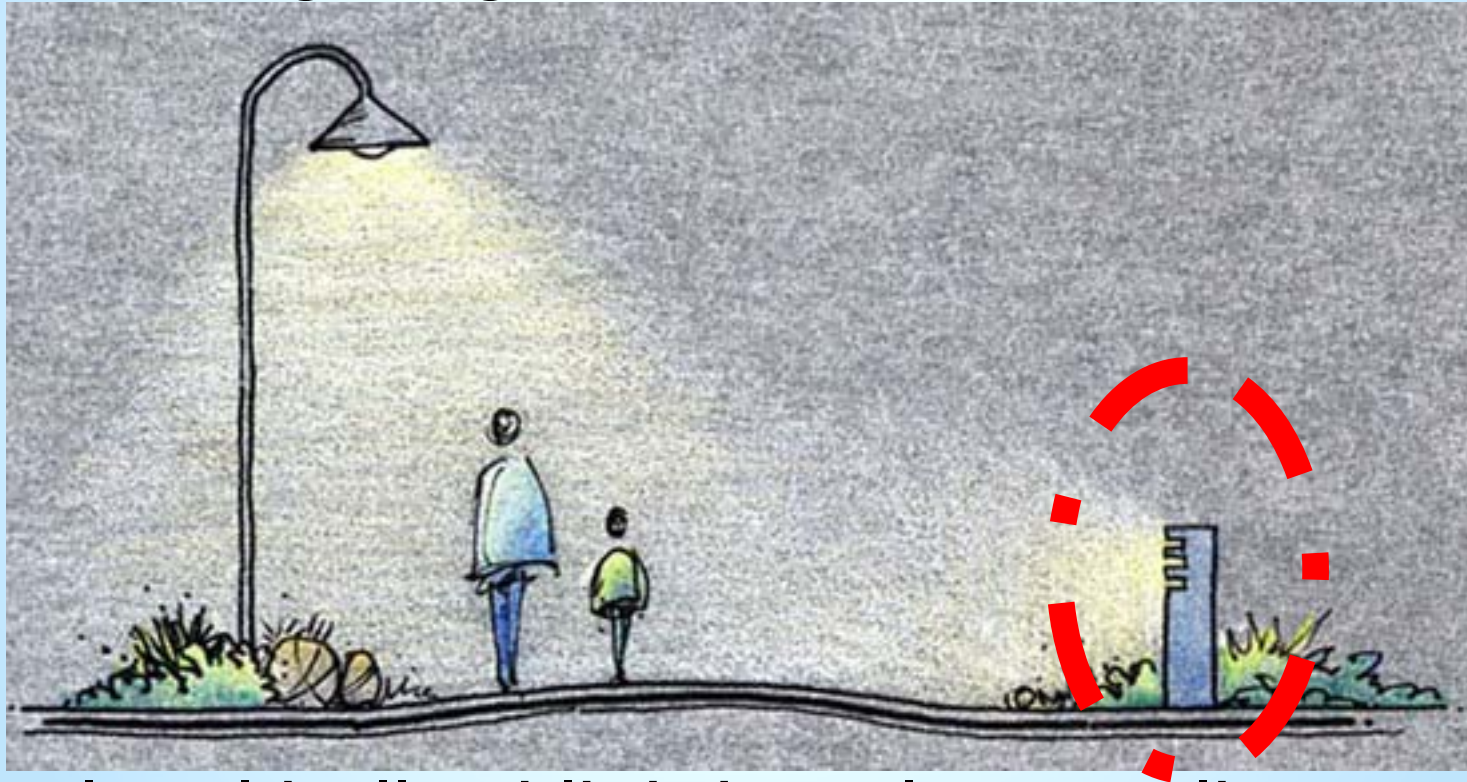
- Street Lighting: Option A



Historic street light fixtures (dark-sky models) at regular intervals

Options & Ideas—Lighting

- Street Lighting: Option B



Low-level bollard lighting along walkways in
downtown core

Options & Ideas—Lighting

- Street Lighting: Option C



Lighting only at crosswalks

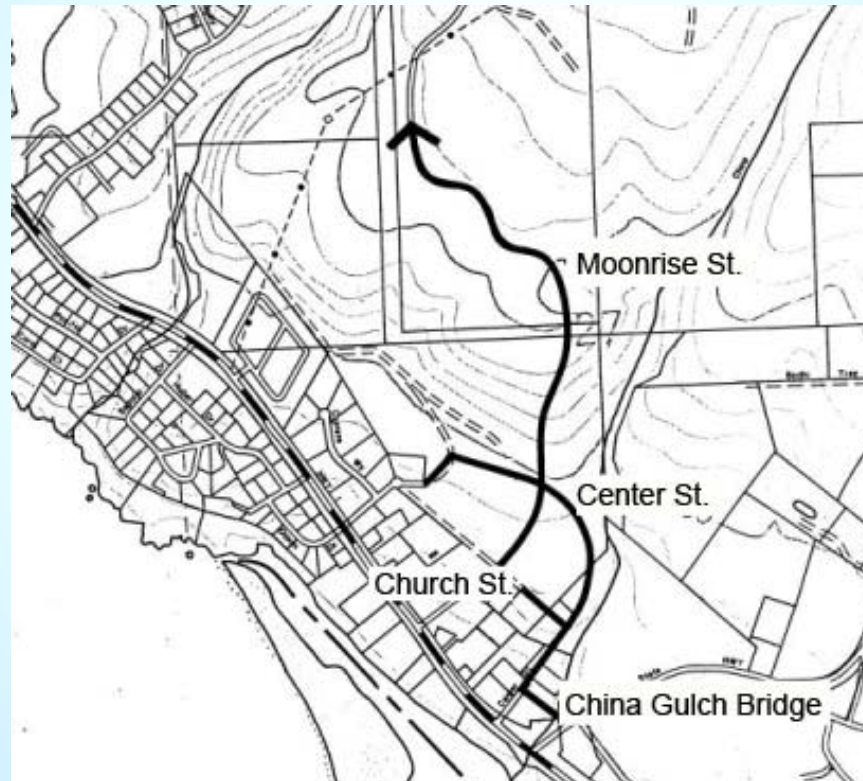
Options & Ideas—Lighting

Street Lighting (please mark your preference):

- A. Historic street light fixtures (dark-sky models) at regular intervals
- B. Low-level bollard lighting along walkways in downtown core
- C. Lighting only at crosswalks
- D. Other (please explain)
- E. No lighting

Options & Ideas—Road Extensions

- Road Extensions



The GTP calls for the public road extensions illustrated above

Options & Ideas—Road Extensions

Road extensions (please indicate which of the following proposed road extensions you support, all that apply):

- A. Moonrise Street
- B. Center Street
- C. Church Street
- D. China Gulch
- E. Other (please explain)
- F. None of the above

What Comes Next?

- Assimilate Feedback
- Funding (Needs & Resources) Study
- Draft Community Action Plan
- Agency Review
- Public Presentation & Comment
- Hearing Draft
- Public Hearing: MCOG
- Adoption
- Tool for Funding Procurement/Implementation Guide

A scenic coastal landscape featuring a dark sand beach, a rocky cliffside, and a gravel path leading up a hillside. Several houses are visible on the hillside, and a person is standing on the path. The sky is blue with scattered white clouds.

Thank You!

Any Questions?