

Gualala Downtown Plan Implementation

MCOG Website Sheet Descriptions

March 9, 2012

Sheet 1

Sheet 1 identifies the coverage area of the proposed refinement of the Gualala Streetscape Plan. Proposed changes that will reduce the required minimum corridor width from 64 feet to 60 feet are within the downtown segment from immediately south of Center Street to just north of the Ocean Drive intersection. All sheets are overlain upon the Right of Way and Utility Location Survey for the Gualala Underground District. An insert at the top center depicts the existing (64 foot) streetscape street section.

Sheet 2

Sheet 2 depicts the streetscape in the vicinity of the junction of Center Street. A Permanently Constrained street section is recommended in this area (insert in upper right). There are opportunities for a Gateway Landscape Area immediately north of Center Street (insert in center right). This area may also have potential for off-street vehicle parking. An off-street parking area that will accommodate large vehicles is planned on the west side of the highway. The insert in center left depicts a decomposed granite pathway similar to that which is proposed throughout the downtown area.

Sheet 3

Sheet 3 depicts the streetscape in the area where not only is right-of-way constrained, but there is also an undersupply of off-street parking west of the highway. The Permanently Constrained street section (insert in center right) transitions to an Interim Constrained street section (insert in upper right) to the north. The Interim Constrained section will permit staged improvements on the east side of Highway 1 while retaining on-street parking in critical areas on the west side. Future stages will convert Interim Constrained segments to a Permanently Constrained street section. An insert in the center left depicts an alternative site plan that maximizes parking availability on the Surf Market parcel.

Sheet 4

Sheet 4 depicts that the proposed streetscape will continue to the north as an Interim Constrained street section (insert in center right) to approximately Moonrise Drive. At that point it will continue north as a Permanently Constrained street section (insert in upper right). Although the highway center lane is mostly a center turn lane in this area, a small median island adjacent to the Forte Gualala property affords a pedestrian refuge for a mid-block crosswalk.

Sheet 5

Sheet 5 depicts the northern extent of the downtown area in the vicinity of Ocean Drive. The Permanently Constrained street section (insert in upper right) will be continued through the Ocean Drive intersection. An insert in the center left identifies potential remote parking areas that may be available for future development throughout the downtown area.