

Sorrento Alamitos Bay Shoreline Trail Project

DESIGN TEAM

City of Long Beach *Municipal Team*

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Concept Design Package

October 2015



MIA LEHRER+ASSOCIATES
URBAN DESIGN LANDSCAPE ARCHITECTURE

PROJECT OVERVIEW

The **Sorrento Alamitos Bay Shoreline Trail** project was initiated by the California Coastal Commission (CCC) to protect and restore public water access.

The CCC requires the City of Long Beach to “**propose and act upon** a local coastal development permit application for the **construction of a public walkway within the fifteen-foot wide public-right-of-way** (Sorrento Alamitos Bay Shoreline Trail) **that runs along the northwest shoreline of Naples Island.**”

The instructions include directions to consider:

1. An extensive community process
2. Trail alignment
3. Avoid new fill
4. Privacy walls
5. Vertical accessways
6. Signage plan
7. Width and material
8. Lighting
9. ADA access



COMMUNITY OUTREACH

Outreach & Activities To Date

Stakeholder interviews and Open House

March 2015

Community and Site Analysis

May 2015

Accessibility and Public Works Review

June 2015

Preliminary Concept Design

October 2015

Preliminary Schematic Design

To be scheduled

Final Schematic Design

To be scheduled

Zoning Administrator

To be scheduled

Planning Commission

If appealed

California Coastal Commission

If appealed



IDENTIFICATION & BALANCE OF OBJECTIVES



What are your top objectives?

COMMUNITY OUTREACH

QUESTIONNAIRES & ONE-ON-ONE INTERVIEWS

In order to collect community knowledge about potential issues and desired characteristics of the trail, the design team compiled questions to use in **one-on-one interviews** and a **written questionnaire** provided at the open house. Respondents self-selected to participate in response to a mailing, e-mail blasts from the City, Third District, and Naples Island Improvement Association, and other notices provided about ways to participate.

Open-ended questions (see below) **were designed to gain a qualitative understanding for a design direction.***

The following are a sampling of answers that illustrate the breadth of opinions about the trail and its characteristics.

COMMUNITY CONVERSATIONS QUESTIONS

What are your top objectives?

Do you use the street and sidewalk? When and Why?

What would you like to see improved?

Do you use the walkway accesses? When and Why?

What would you like to see improved?

Do you use the water access? When and Why?

What would you like to see improved?

Do you use the Right-of-Way? When and Why?

What would you like to see improved?

What opportunities and constraints should we be aware of?

Is there anything else you would like us to consider?

COMMUNITY CONVERSATIONS RESPONSE SAMPLING

"I support the Coastal Commission directive -- access is essential, has always been known, will increase property values! I really want this project to go through."

"Less is more on the waterside. No lights. No paving. Keep current path materials. No signs on water. Fix street, sidewalks and street. Remove poles. No need to improve path - it's a path to nowhere. Fix the street. Do nothing along the water."

"Hold homeowners accountable to keep clear. Better mark the area to show it is public. Improve actual access to water. I don't use Right of Way because there are too many obstructions! It also feels very uncomfortable with the homeowners."

" Don't make it 'vanilla.' The fun of the community is the differences."

"Intruding on people's privacy and private homes and docks is unacceptable. We have private areas for a reason. Private property for a reason. We already have a vagrant/homeless issue, and this plan would make that worse & open private homes to burglary and other crimes. Overall bad idea!"

"Path should be completed to Appian Way. Don't stop half way - what's the point? Do it right or not at all."

"I want the changes to be minimally invasive. I want my apartment area to be safe and free of strangers who might make noise where we live."

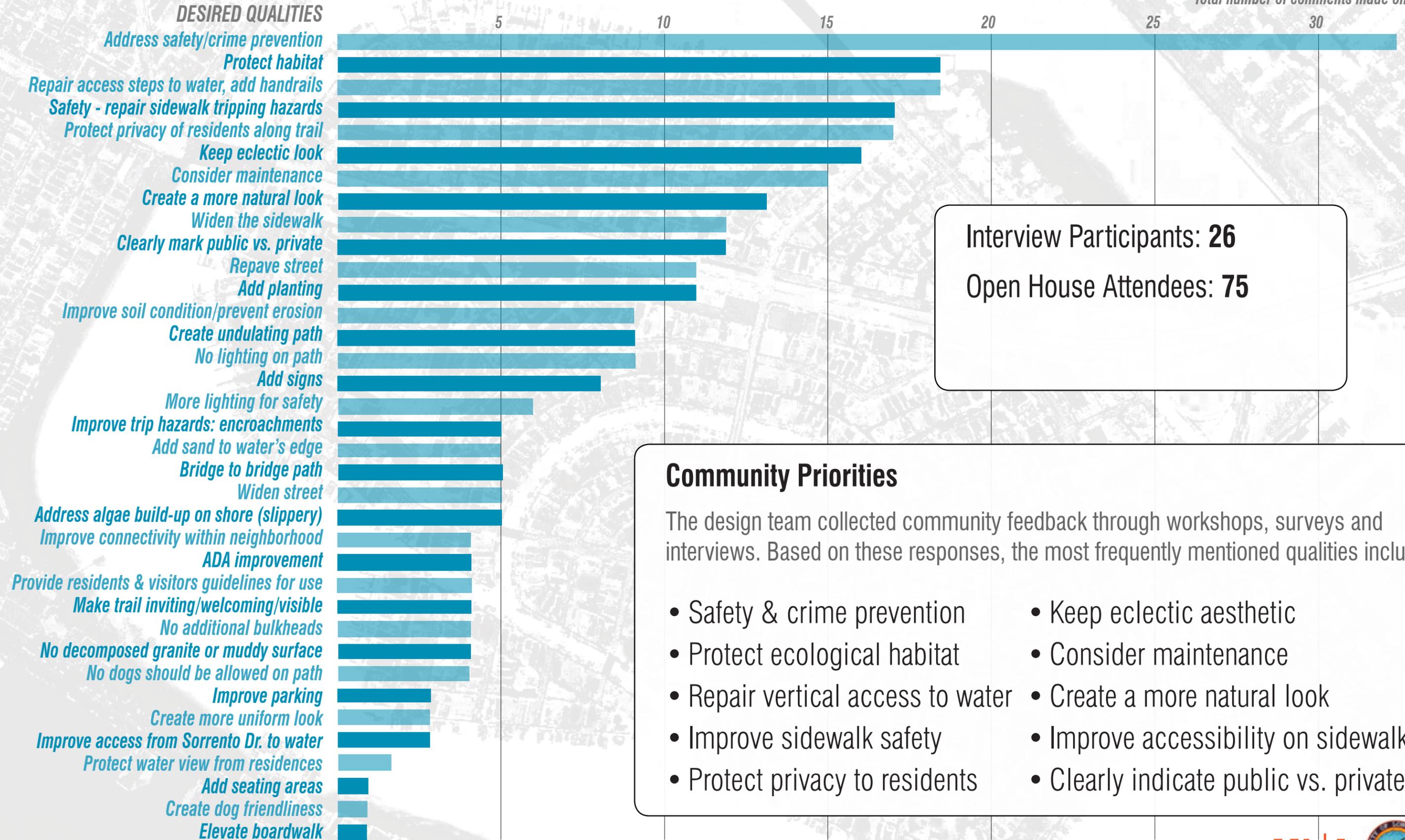
"This is the only place that is quasi-natural and quiet. Spend money improving water access points. Keep birds coming. Keep wildlife. Nicely surprised at how much water life. We have dolphins and seals."

* FOOTNOTE: During the Analysis and Community Outreach Open House, the community requested the design team tally support for and against the trail on a per-person basis. Since the questionnaire did not explicitly ask whether each community member supported or did not support the trail, it is not possible to determine the amount of support for or against the trail.



COMMUNITY OUTREACH

Total number of comments made on this topic



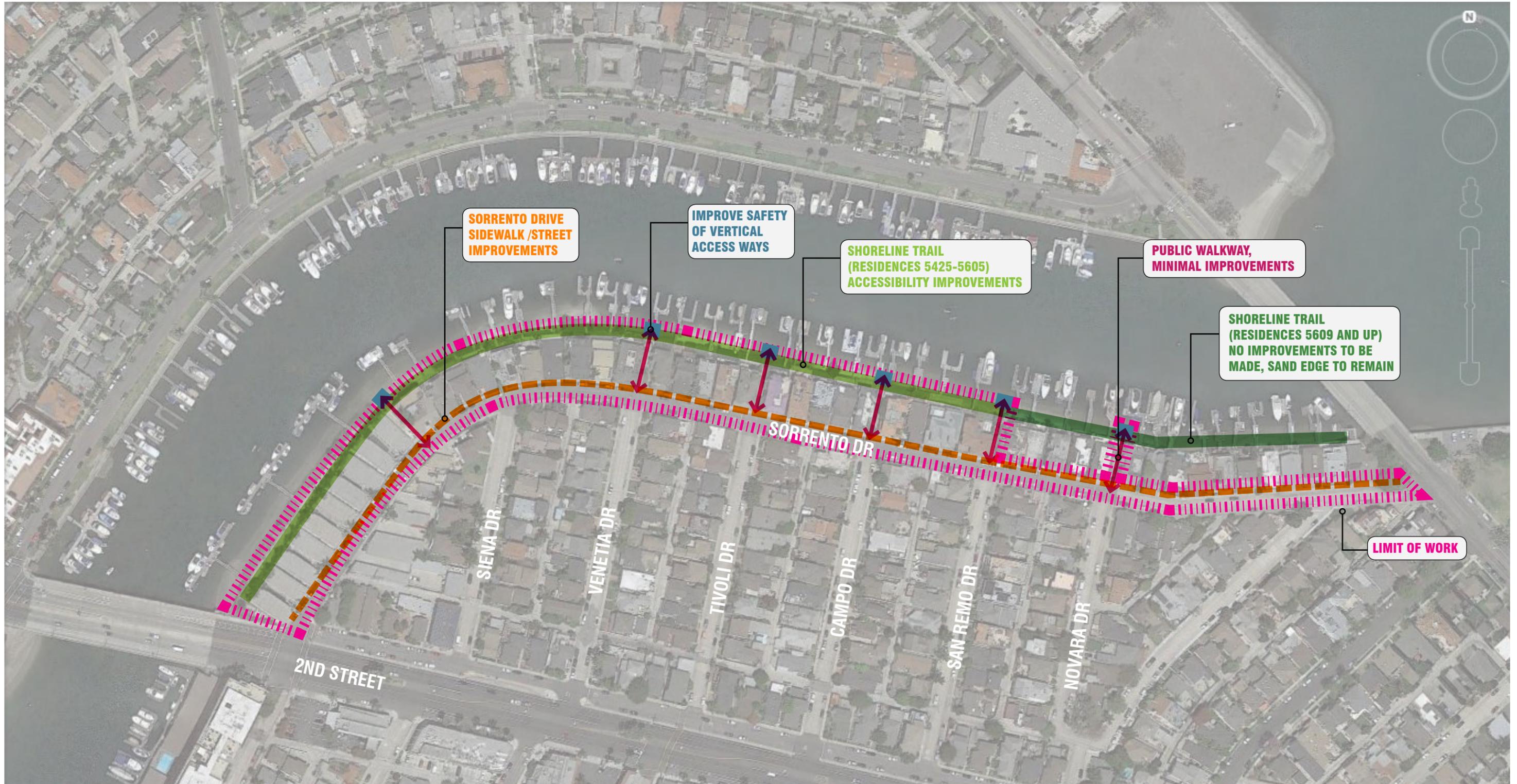
Interview Participants: **26**
 Open House Attendees: **75**

Community Priorities

The design team collected community feedback through workshops, surveys and interviews. Based on these responses, the most frequently mentioned qualities include:

- Safety & crime prevention
- Protect ecological habitat
- Repair vertical access to water
- Improve sidewalk safety
- Protect privacy to residents
- Keep eclectic aesthetic
- Consider maintenance
- Create a more natural look
- Improve accessibility on sidewalk
- Clearly indicate public vs. private

SITE CONTEXT & PROJECT SCOPE



EXISTING VERNACULAR

The eclectic nature of private architecture & materials calls for a clearly defined public right of way

Existing surface materials



Existing fencing & rail types



Existing vegetation



Bollards at walkways



Vertical access



DESIGN CONSIDERATIONS & CONSTRAINTS

ACCESSIBILITY: trail must conform to a "Pedestrian Access Route"

- Surfaces must be firm and stable along right-of way
- Sidewalk cannot slope greater than 2% from property line towards street
- Walkway cannot slope greater than 5% without handrails
- Walkway cannot exceed a slope of 8% with handrails
- Walkway must maintain 5 foot minimum width for turning radius
- Vertical access cannot exceed 7 feet width between handrails

SAFETY

- Design streets/sidewalks to increase safety for pedestrians
- Keep clear sight lines for safety
- Provide a clear path of travel to differentiate public and private spaces
- Properly maintain public spaces to communicate active community presence

ECOLOGICAL SENSITIVITY

- Limit disturbance to habitats
- Provide buffers to protect sensitive ecological and hydrologic systems
- Plant with native and drought-tolerant species
- Use natural infiltration and best practices for stormwater management
- Minimize erosion through design and construction best practices



DESIGN CONSIDERATIONS & CONSTRAINTS —————> DESIGN STRATEGY

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- Level walkways for pedestrian safety and accessibility
- Add street trees to provide shade and calm traffic
- Minimize interventions in the right-of-way
- Minimize signs
- Define right-of way with a uniform surface material to delineate path of travel
- Plant the bay edge with native vegetation to stabilize path and provide habitat and beauty

REJECTED PROPOSALS:

- Bridge to bridge connection — not included
- Raised boardwalk — not included
- Handrails — not included
- Security lighting throughout — not included
- 42" privacy walls — not included



CONCEPTUAL PERSPECTIVE SKETCHES

STREET & SIDEWALK

Existing



- Extended rolled driveway aprons create level sidewalks for pedestrian safety and accessibility
- Street trees calm traffic and provide beauty and shade
- Street trees are only placed in areas too small for a parking space

Proposed



CONCEPTUAL PERSPECTIVE SKETCHES

WALKWAYS & VERTICAL ACCESSES

Existing Entry



Proposed Entry



Existing Water Access



Proposed Water Access



- Clear but subdued access signs
- Improved walkways
- Accessible and code-compliant vertical access-ways

Existing view from Water



Proposed view from Water



CONCEPTUAL PERSPECTIVE SKETCHES

TRAIL AT APARTMENTS (LOOKING TOWARDS 2ND STREET)

Existing



- Uniform paving delineates path of travel
- Clear sight lines and defined edges communicate care and ownership
- Low-growing native plants prevent erosion, provide habitat, and keep sight lines clear
- Planting at 2nd Street terminus discourages access from bridge

Proposed Path (Material Determined through Community Input)



CONCEPTUAL PERSPECTIVE SKETCHES

TRAIL SEGMENT FOUR

Existing



- Uniform paving delineates path of travel
- Low-growing native plants prevent erosion, provide habitat, and keep sight lines clear
- Paths from residences to gangways are preserved
- Existing trees are preserved wherever feasible

Proposed



CONCEPTUAL PERSPECTIVE SKETCHES

2ND STREET TERMINUS

Existing

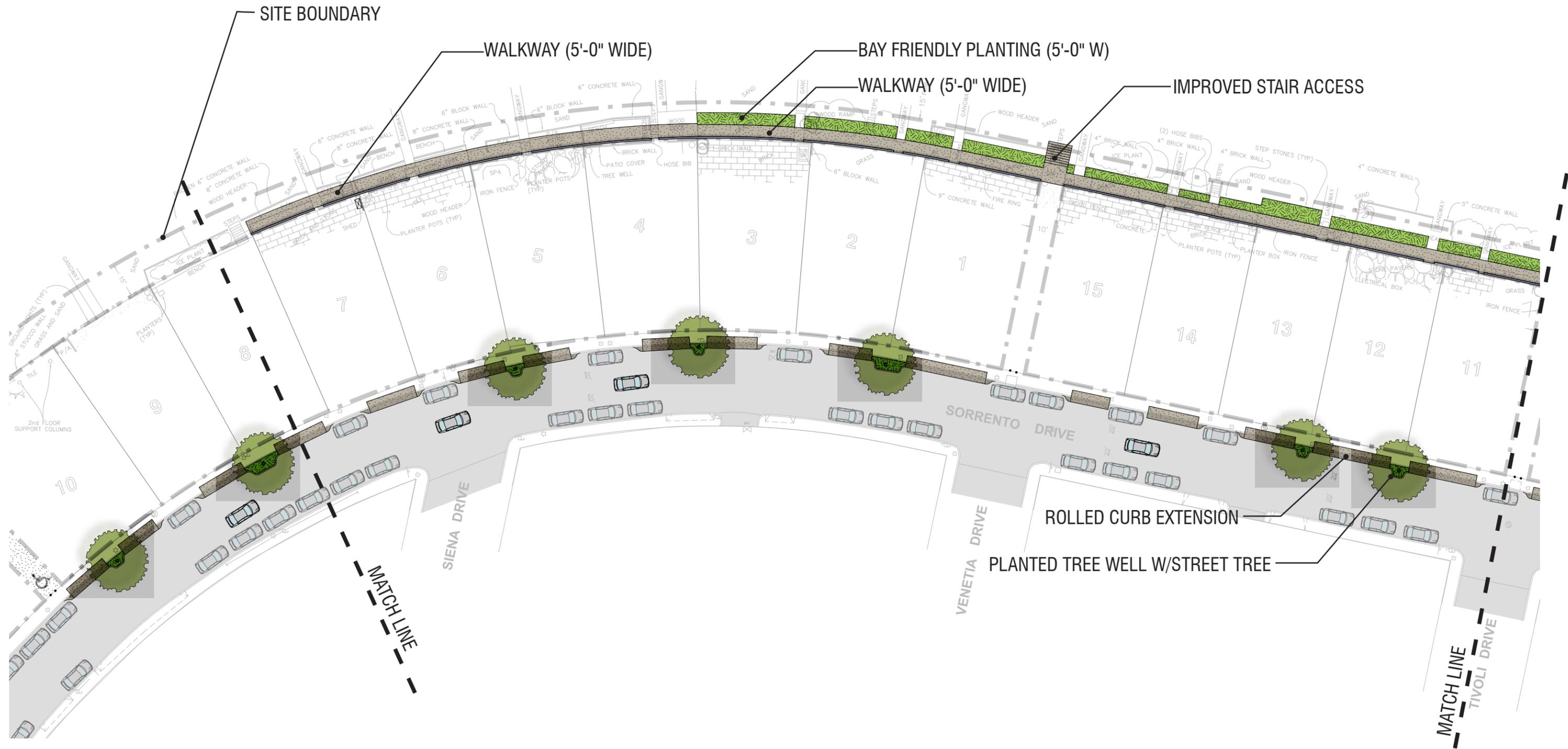


- Clear sight lines and repaired edge communicate care and use
- planting under the bridge and at path terminus dissuades entry except from public walkways
- Walkway not accessible from the bridge

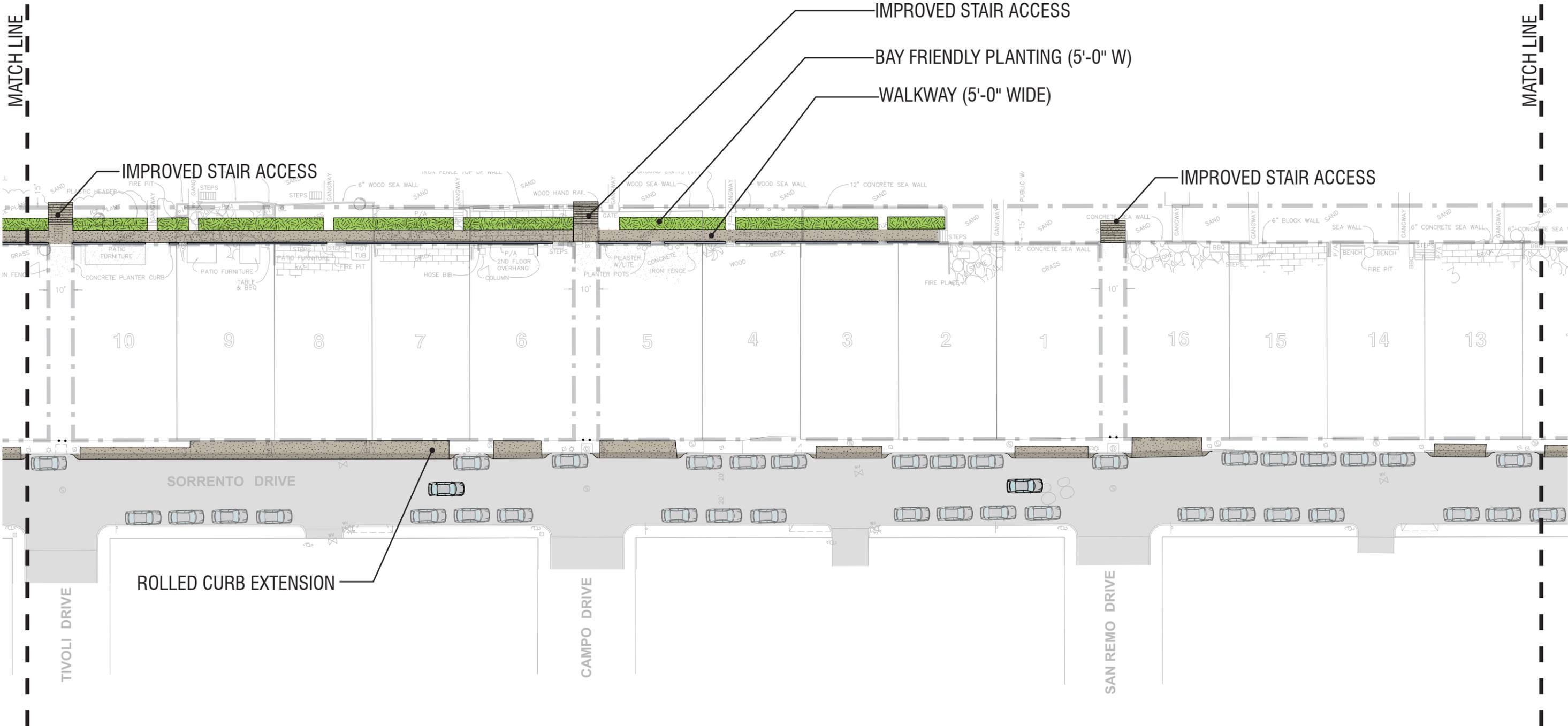
Proposed



TRAIL ALIGNMENT CONCEPT PLAN



TRAIL ALIGNMENT CONCEPT PLAN



TRAIL ALIGNMENT CONCEPT PLAN



CALIFORNIA NATIVE PLANT PALETTE

Benefiting the ecology of the bay & creating a beautiful landscape

GROUNDCOVERS



Glasswort, *Salicornia subterminalis*

- perennial, low crawling groundcover
- The leaves and flowers are preferred by butterflies



Pickleweed, *Salicornia virginica*

- 1-2' height, low mounding groundcover
- can found in wetlands, riparian forest, and marshes
- commonly visited by butterflies in the spring



Santa Rita Prickly Pear, *Opuntia 'Santa Rita'*

- 3-4' height and width
- purple pads
- dense needles prohibit touching



Alkali Health, *Frankenia salina*

- 3' height perennial shrub
- pink and purple flowers
- high salt tolerance making it ideal for the coast



Salt Heliotrope, *Heliotropium curassavicum*

- 1-2' height, upright to spreading perennial
- white flowers
- found at the beach



San Diego Marsh Elder, *Ivy hayesiana*

- 2-3 height, hardy, evergreen perennial with aromatic foliage
- great slope stabilizer
- fast growing, fire resistant

GRASSES



Salt Grass, *Distichlis spicata*

- 1-2' height
- tough and resilient
- great for erosion control and coastal restoration work.
- food source for butterfly larvae



Soft Rush, *Juncus effuses*

- 2' - 4' height
- used by birds for cover and nesting
- good for reclamation and erosion control for wetlands
- attracts birds



California Cord-Grass, *Spartina foliosa*

- 2-3' height
- brown tail-like flowers at the tops of the grasses
- provides shelter for birds and amphibians

TREES



California Sycamore, *Platanus racemosa*

- up to 45' tall, 20'+ wide
- drought tolerant
- habitat for birds and butterflies



Catalina Ironwood, *Lyonothamnus floribundus*

- up to 30' tall
- drought tolerant
- habitat for birds and butterflies



Desert Willow, *Chilopsis linearis*

- up to 20'
- drought tolerant
- pink blooms in spring
- habitat for hummingbirds



OPTIONS FOR COMMUNITY CONSIDERATION



PAVING MATERIALS OPTIONS

Providing a simple, unified Trail that won't compete with existing architecture

TRAIL MATERIAL OPTIONS



Gravel stabilized with Resin



Concrete with Shell Aggregate



Concrete Stamped with Wood Grain

FOR CONSIDERATION: RAISED CURB, max. height 12"-14"

Some respondents wanted greater demarcation of public vs. private property

Flush Curb



Raised Curb



CURB MATERIALS OPTIONS

Examples of materials that could be used for a 12" - 14" raised curb



Smooth Stucco over Concrete Block



Concrete Aggregate Wall with Cap



Board-Formed Concrete



Smooth Stucco with Simple Wall Cap



FOR CONSIDERATION: LIGHTING

Replacing the lighting near apartments with more even and effective lighting will create a sense of place and provide better security.

LIGHTING & SAFETY/SECURITY



Pink rectangle is an outline of a person standing under lights of varying intensities.
Image credit: <http://www.illinoislighting.org/safety.html>



The Right of Way has areas that are sparsely lit and areas that are overly-lit. The high contrast of shadows caused by bright light can make for unsafe conditions.

PROPOSED SOFTER LIGHTING ALONG TRAIL AT APARTMENTS



Lighting at apartments can be reduced and more even to prevent high contrast between light and dark for better visibility.

FOR CONSIDERATION: LIGHTING

Providing even and low levels of lighting (1 footcandle) along Right of Way and at vertical access steps will create a safe and code-compliant trail.



Option for raised curb with low level lighting along the Trail (Day, above)



Option for raised curb with low level lighting along the Trail (Night, above)



Option for step lights at vertical access-ways.



Option for step lights at vertical access-ways.