Preferred Plan Review Meeting
March 25, 2015
Purpose of Plan Princeton

- Enhance coastal access, recreation & education opportunities
- Support coastal-dependent & coastal-related uses
- Provide needed facilities for commercial fishing industry & recreational boaters
- Promote economic development
- Abate neighborhood blight & zoning violations
- Address parking, circulation, & infrastructure needs
- Identify & evaluate potential solutions to shoreline erosion
- Protect & restore water quality & sensitive habitats
- Comply with State Coastal Act & State airport compatibility requirements
Community Vision: Key Themes

• “Don’t Change”
  – Very little or no new development
  – Support for nuisance abatement, code enforcement, street lights, more policing

• Preserve Existing Character
  – Funky, mixed use, working waterfront
  – Scenic coastal setting
  – Small scale and community feeling
Community Vision Key Themes: Land Use

- **Allow for a Mix of Uses**
  - Marine-related uses
    - Limited demand recognized
    - May not need to be on waterfront
  - Recreational and visitor-oriented uses
    - Coastal location, assets should be more accessible
    - Visitor-oriented uses and marine uses can have synergy
  - Industrial, warehouse, R&D uses
    - Appropriate for inland locations
  - Residential and live-work uses
    - Supported by some as a component of new development
    - Limited by airport and may not be appropriate along waterfront
Community Vision Key Themes: Coastal Access and Resources

- **Protect the Shoreline**
  - Erosion a concern for many
  - Managed approach at community scale

- **Improve Access to Coastal Recreation**
  - New multi-use trails, paths and bike lanes
  - Better pedestrian experience
  - More parking
  - Traffic is a concern

- **Protect Coastal Resources**
  - Water quality in Harbor related to runoff
  - Pillar Point Marsh: habitat and scenic values
Existing Conditions Analysis

- Preliminary Draft Existing Conditions Report Reviewed by TAC, December 2013
- Revised Draft Reviewed by Steering Committee
- Existing Conditions Report Released Publicly, May 2014
Summary of Key Issues

• Land Use
  – Coastal Zone and Coastal-Dependent Uses
  – Airport-Related Land Use Limitations

• Circulation and Streetscape
  – Highway 1 Safety and Mobility
  – Bicycle and Pedestrian Improvements

• Coastal Recreation, Coastal Access and Shoreline Management
  – Improving Coastal Access Points
  – Enhancing the Coastal Trail
  – Parking

• Parks and Open Space
  – Lack of Active Recreational Opportunities, Community Gathering Places
  – Conservation of Natural Resources
Alternative A: Refined Current Land Use Plan

- Minimal Change to Current Land Use Designations
- Basic Streetscape Improvements, Emphasis on Stormwater Management
- Beach Nourishment, Shoreline Stabilization and Coastal Access
Alternative B: Expanded Visitor-Serving Area

- Princeton and Harvard are One-Way Couplet in Expanded Visitor-Oriented District
- Marine Industrial on Inland Triangle
- Business Park, Industrial Along Airport Street
- Substantial Streetscape Improvements to Support Visitor Uses
- Beach Nourishment, Shoreline Stabilization, Coastal Access
Alternative C: Waterfront and Recreation Focus

- Focus Visitor-Serving Uses, Commercial Recreation, and Access Improvements along Waterfront
- New Street Connection in Capistrano Area
- Most Substantial Beach Nourishment, Shore Stabilization, Coastal Access Improvements
Overview of Project Schedule

- Five phases of plan development

- Initiation & Visioning
- Background Studies
- Choices
- Draft Plan
- Review & Certification

Public Participation
Preferred Plan

- Extension of Coastside Commercial Recreation (CCR) designation
- Circulation improvements
- Waterfront pedestrian- and bike-oriented streetscape improvements
- Shoreline management strategy and coastal access
- Potential public recreation and community sites
- Resource protection
Pedestrian Circulation

• Streetscape enhancements on Prospect Way, Broadway, and Princeton Avenue
  – Route from Pillar Point Harbor and Harbor Village to Princeton Waterfront
  – Part of Coastal Trail

• Pedestrian improvements on Vassar Avenue
Bicycle Circulation

- Parallel Trail along Highway 1
- Multiuse Trail along Airport Street
- Class III (shared with vehicles) on Cypress, Vassar, Princeton, and Broadway
- Class II (painted lanes) on Prospect Way and Capistrano Road to Highway 1
Truck Circulation

- Use Highway 1, southern segment of Capistrano Road; Pillar Point Harbor roadway; streets of the northern Princeton waterfront; Airport Street
- Freight movement should have priority in Princeton Waterfront streets north of Harvard Avenue
Auto Circulation and Parking

• **Visitors**
  – Enter Princeton area at Capistrano Road (south) and use Harbor area roadways
  – At waterfront, guide drivers along Princeton Avenue, connecting to Pillar Point/Mavericks parking lot.

• **Community Residents**
  – May more easily drive on Cypress Avenue, Airport Street, and the north segment of Capistrano Road.
Coastal Access and Shoreline Management

100-foot Extended Runway Buffer Zone

1. Overlook and Amenities
2. Beach Access Improvement (from street)
3. Existing Private Coastal Access to be Retained

- 100-foot Extended Runway Buffer Zone
- Beach Access Improvement (along beach)
- Shore Stabilization and Access Improvements
- Boardwalk
- Overlook and Amenities
- Beach Access Improvement (from street)
- Existing Private Coastal Access to be Retained
Parks and Public Facilities

• Policy direction for future pursuit of park and public facilities
Conservation

• Protection and restoration measures for natural resources and manage public access
• Preserve agriculture
• Avoid environmentally sensitive lands
• Pillar Point Marsh identified as resource conservation priority
• Pillar Point Bluff designated as open space
• Streetscape improvements include stormwater management to improve water quality
Discussion
Next Steps

• Community Open House, April 11
  – 1:00 to 3:00 pm, Yacht Club
Public Announcements
Thank you!