



IMPROVEMENT AREAS

- Mobility improvements on Mission Boulevard
- Improvement areas along side streets (including cul de sacs and the end of streets)
- Park improvements
- Boardwalk improvements
- Opportunity sites
 - Ocean Drive between Grand Avenue and Thomas Avenue
 - Lot at the end of Reed Avenue
 - Lot at the end of Oliver Street
- Transportation easement allows special paving within right-of-way and amenities located on existing sidewalk areas. (Must retain emergency access.)
- Parks General Development plan approval required, recreational amenities permitted such as playgrounds, etc.

ISSUES

- Transient Population
- Right-of-Way = Private Property with Transportation Easement Overlay
- Lack of Public Space
- Improve Dated Restroom Facilities
- Bike Theft
- Lack of Street Trees
- Coastal Commission Trade-Off Requirement to Eliminating Parking, Access, Beach Sand Area

LEGEND

Project Boundary	Constrained Boardwalk Alley	High Vehicle Speeds	Fire Access	Mission Boulevard Area Potential Improvements	Restrooms	Pedestrian-Oriented Cul De Sac Improvements
Public Parking	Pedestrian/Bike Conflict	Pedestrian Crossing at Mission Boulevard	Lifeguard Access	<ul style="list-style-type: none"> • New striping plan and/or bulbouts • Road diet • Roundabouts • New class II bike facilities or public parking • Streetscape Improvements (trees or sidewalk) 	Potential Relocated Restrooms	Viewsheds
Parks and Recreation City Property	Vehicle/Bike Conflict	High Curbs at Intersections	Class I Bike Route	<ul style="list-style-type: none"> • Beach Access Points 	Beach Access Points	Class II bike facilities
Public Services	Curb deficiency	Flashing Beacon Pedestrian Crossing	MTS Stop/Route #			Connection to Mission Bay Bike Path
Proposed Focus Areas	Signalized Intersection	Potential Flashing Beacon Pedestrian Crossing				

Existing Conditions & Opportunities | Mission Boulevard Public Spaces and Active Transportation Plan