



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	Signalized Intersection	Fire Access
Public Parking	Pedestrian/Bike Conflict	High Vehicle Speeds	Lifeguard Access
Parks and Recreation City Property	Vehicle/Bike Conflict	Pedestrian Crossing at Mission Boulevard	Class I Bike Route
Public Services	Curb deficiency	High Curbs at Intersections	MTS Stop/Route #
		Flashing Beacon Pedestrian Crossing	Restrooms

Issues

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Existing Conditions & Constraints

Mission Boulevard Public Spaces and Active Transportation Plan