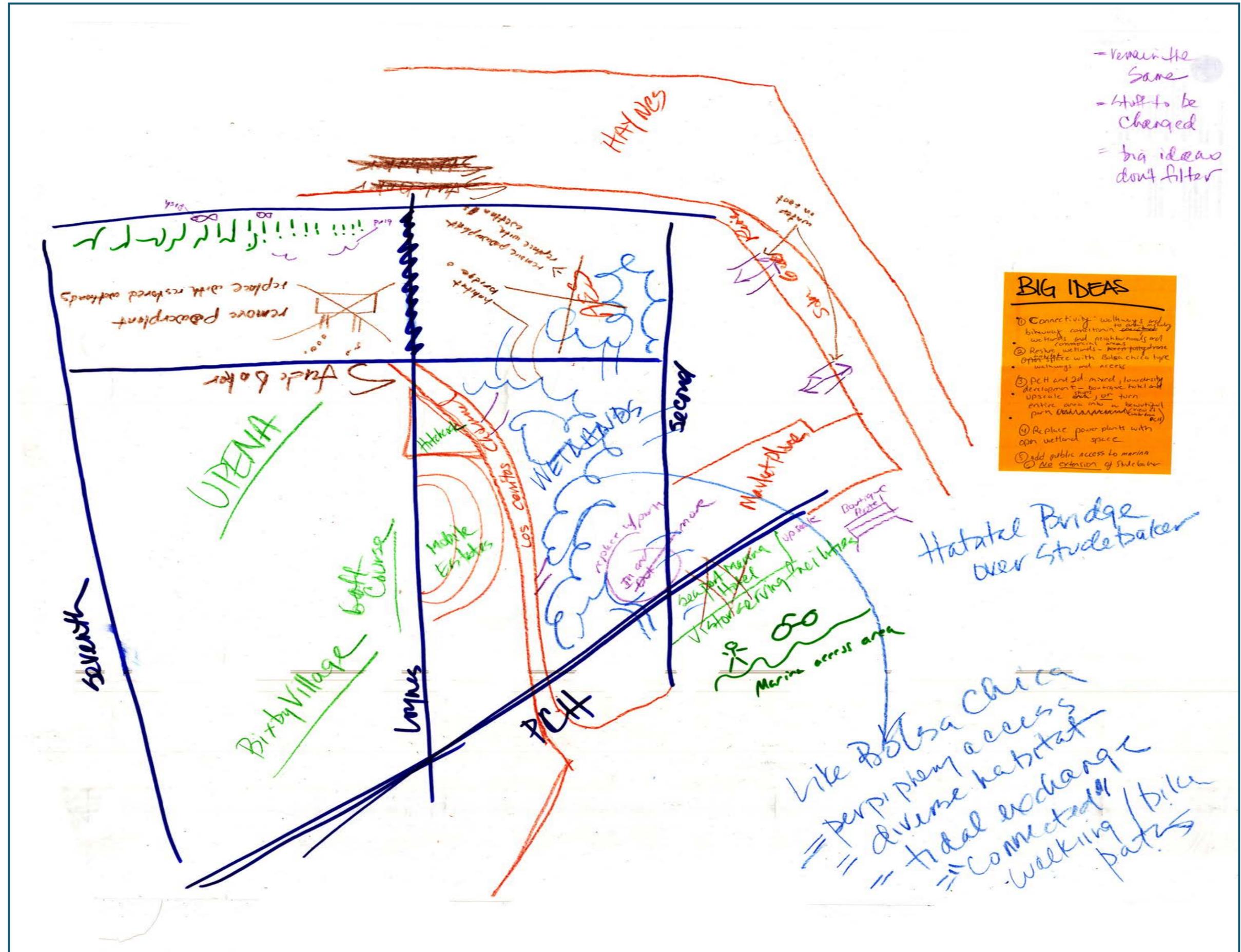


# COMMUNITY WORKSHOP BIG IDEAS GROUP #1

- Connectivity: walkways and bikeway connection to wetlands, neighborhoods and commercial areas.
- Restore wetlands, diverse habitat with Bolsa Chica type walkways and access
- PCH and 2nd street: mixed, low density development with boutique hotel and upscale shops, or turn into a park.
- Replace power plants with open wetland space
- Add public access to marina
- No extension of Studebaker



**BIG IDEAS**

- Connectivity: walkways and bikeway connection to wetlands, neighborhoods and commercial areas.
- Restore wetlands - diverse habitat with Bolsa Chica type walkways and access.
- PCH and 2nd street: low density development - boutique hotel and upscale shops, or turn entire area into a beautiful park (Bolsa Chica).
- Replace power plants with open wetland space.
- Add public access to marina.
- No extension of Studebaker.

- remain the same  
- stuff to be changed  
= big ideas don't filter



April 23, 2014

\*Big Ideas were selected and presented by each group during the workshop, additional ideas may be reflected in the illustration above.

# COMMUNITY WORKSHOP BIG IDEAS

GROUP #2

- Free flowing traffic
- Crosstown freeway/ expressway
- Same development for Marina Pacifica as Seaport Marina Area
- Clean up and provide access to wetlands, like Bolsa Chica
- More access for bikes
- Keep AES

7th ST. Discretionary  
Set as a Fwy + town.  
Free way

Free Flowing Traffic

PC H/2nd  
SAPPHIRE  
Caden  
Widening Fwy

Parking  
PC H  
Wallace  
Traffic

Seaport Marina  
Freeway  
Sag and  
Hills.

**BIG IDEAS** TABLE #18

Lengthy Free Flowing Traffic  
to X TOWN Freeway/Expressway

Seaport Marina Area.  
Maina Pacifica  
and Dredging

Wetlands Concern.  
Clean up. Right Dev.

Sold  
Bike  
Transportation

AES  
Power

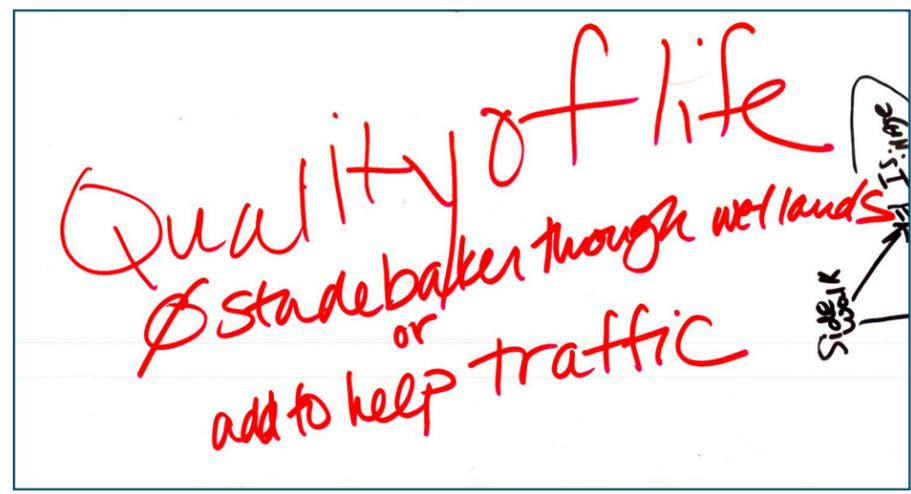
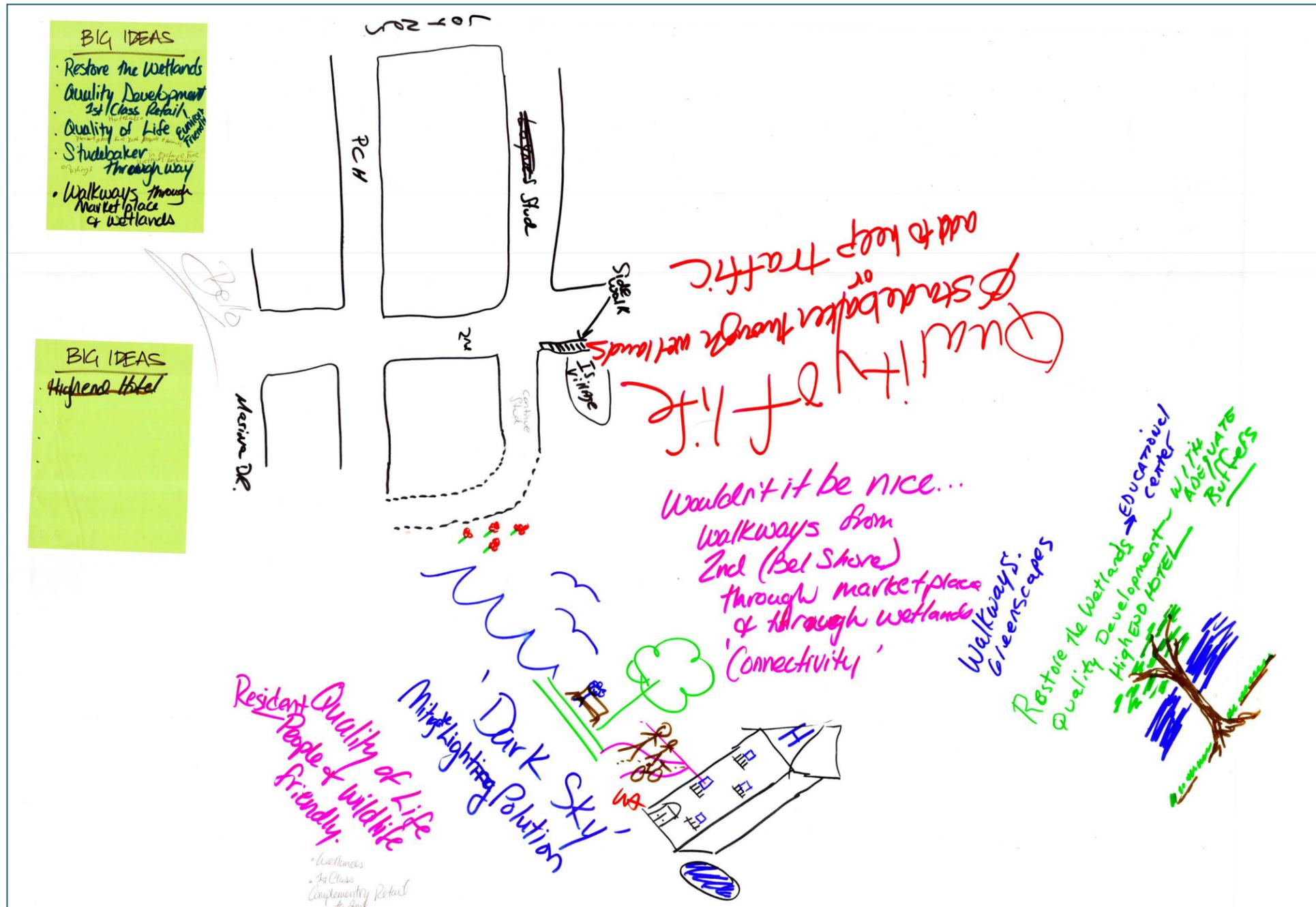


April 23, 2014

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COMMUNITY WORKSHOP  
**BIG IDEAS**  
 GROUP #3

- Restore the wetlands
- Quality development
- 1st class retail
- Quality of life
- Studebaker throughway
- Walkways through marketplace and wetlands



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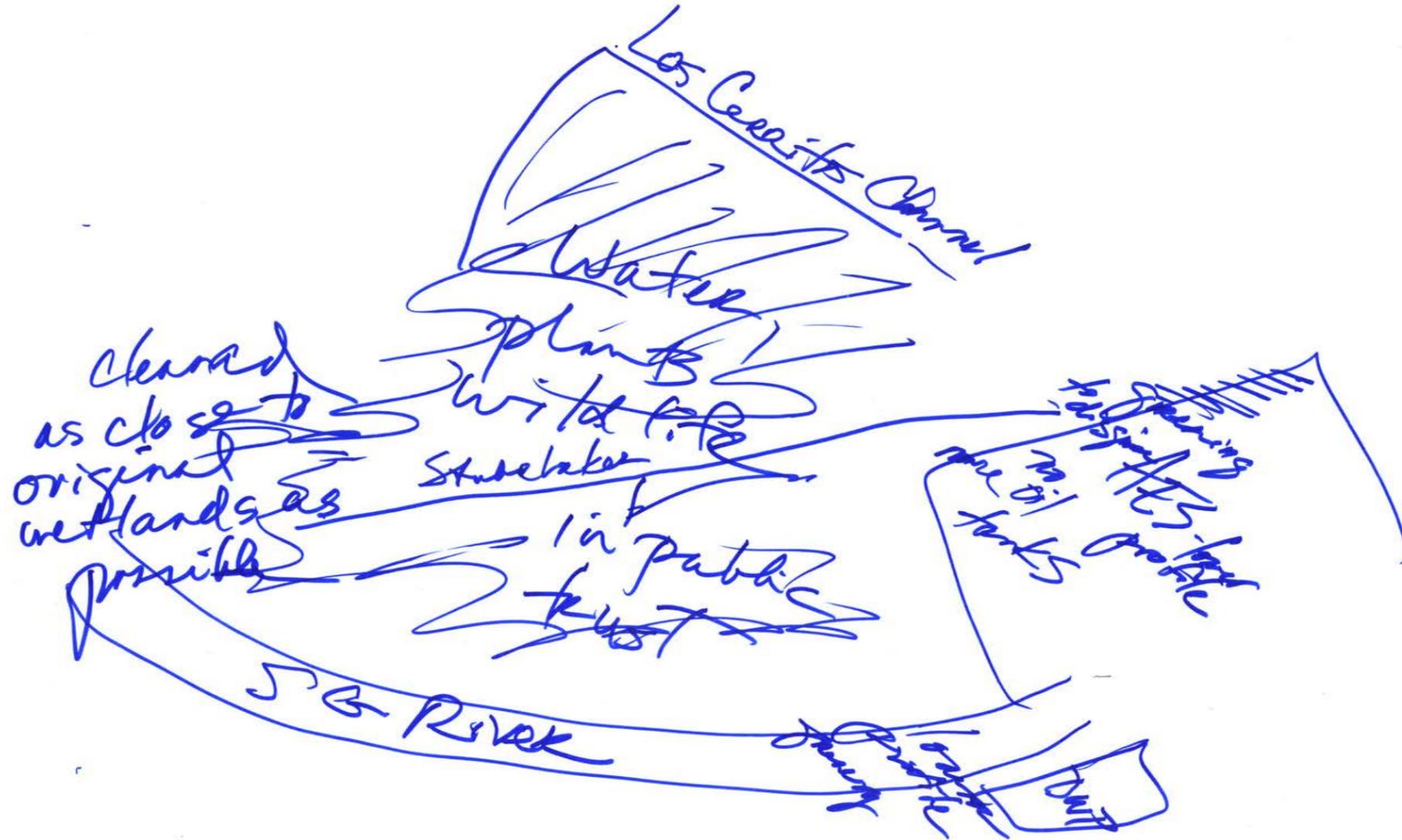


COMMUNITY WORKSHOP  
**BIG IDEAS**  
 GROUP #4

- Capitalize on oil potential
- Restore wetlands
- AES/DWP encouraged to move out of the area
- Use lower profile oil tanks or disguise with landscaping if they are unable to be relocated
- Public access to water
- Create more open space
- Residential unchanged
- Business property, low density, multi use

BIG IDEAS  
 All potential  
 Wetlands  
 + restoration  
 in public trust  
 AES/DWP  
 lower profile  
 oil tanks  
 + disguise  
 natural habitat  
 to

Public  
 Access to H<sub>2</sub>O  
 main fair H<sub>2</sub>O  
 view +  
 maintain  
 open space  
 Promote use of H<sub>2</sub>O  
 Residential  
 unchanged  
 Business property  
 low density, multi use



April 23, 2014

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COMMUNITY WORKSHOP  
**BIG IDEAS**  
GROUP #5

- Restore wetlands between Loynes Dr./ PCH/Studebaker and San Gabriel River with public viewing areas around perimeter
- No extension of Studebaker
- Take out Seaport Marina Hotel, replace with boutique hotel, shopping and restaurants
- Freedom of movement

Restore all Wetlands between Loynes Dr./ PCH/Studebaker & San Gabriel River with public viewing areas around perimeter  
Ann Cantrell  
No extension of Studebaker!

Take out Seaport Marina Hotel  
Replace with Boutique hotel + shopping + restaurants

Freedom of Movement



COMMUNITY WORKSHOP  
**BIG IDEAS**  
 GROUP #6

- Preserve and restore existing wetlands
- 2nd PCH renovation
- Develop pumpkin patch
- Joint development of market place and Seaport Marina Hotel
- Develop tank farm in solar farm
- Development density should not exceed traffic capacity
- Extend Shopkeeper Road through market place
- Tear down and replace Seaport Marina Hotel
- Restore wetlands
- No additional residential units
- Consolidate oil drilling into smaller location and improve surrounding area

**BIG IDEAS**

- PRESERVE & RESTORE EXISTING WETLANDS
- 2ND PCH RENOVATION
- DEVELOP PUMPKIN PATCH?
- JOINT DEVELOPMENT OF MARKET PLACE & SEAPORT MARINA HOTEL
- DEVELOP TANK FARM IN SOLAR FARM
- DEVELOPMENT DENSITY SHOULD NOT EXCEED TRAFFIC CAPACITY
- SHOPKEEPER RD TO BE DIVERTED INTO MARKET PLACE

**BIG IDEAS**

- TEAR DOWN & REPLACE SEAPORT MARINA HOTEL
- REPLACE WITH? TBD
- Restore Wetlands i.e. like Bolsa Chica
- NO housing ~~at~~
- Consolidate oil/dps drilling into smaller location and improve area around with nicer appearance (old rusty fences)

\*Big Ideas were selected and presented by each group during the workshop, additional ideas may be reflected in the illustration above.



# COMMUNITY WORKSHOP BIG IDEAS

GROUP #7

- Relocate oil
- Transit oriented development with Class I bike lanes (separated travel lane)
- Wetlands connectivity
- Upscale retail and restaurants
- Mixed use development
- Create a connection to the Marina
- Preserve view corridors (unlike Marina Pacifica shopping center)



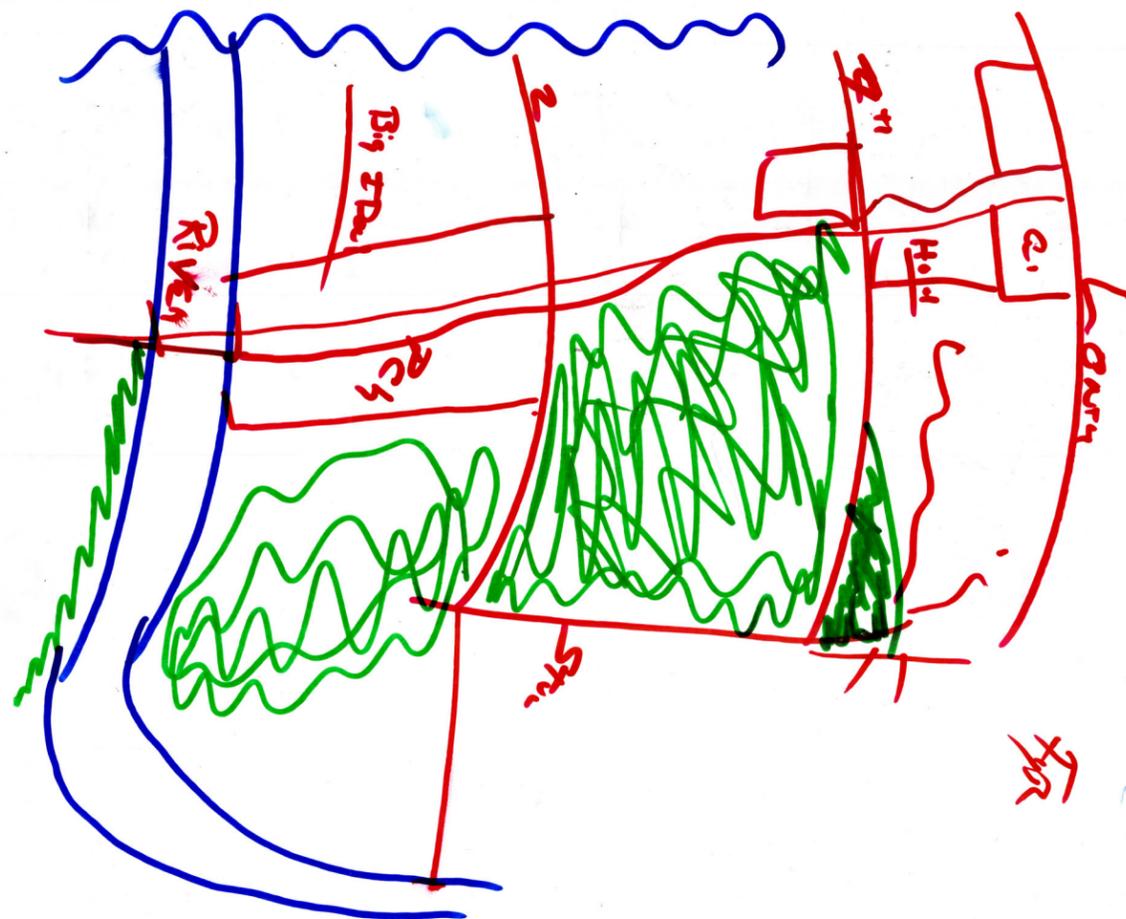
April 23, 2014

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# COMMUNITY WORKSHOP BIG IDEAS

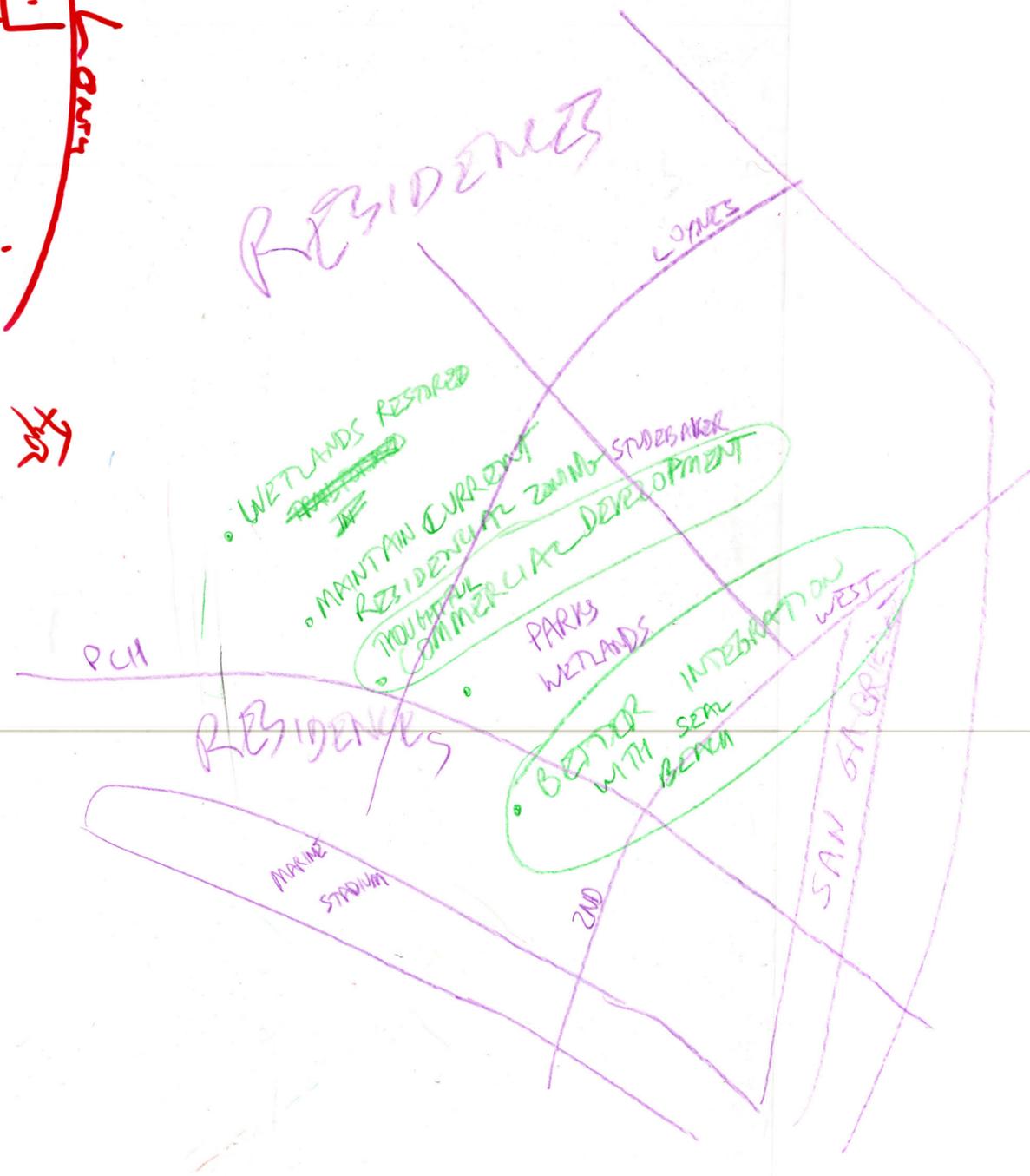
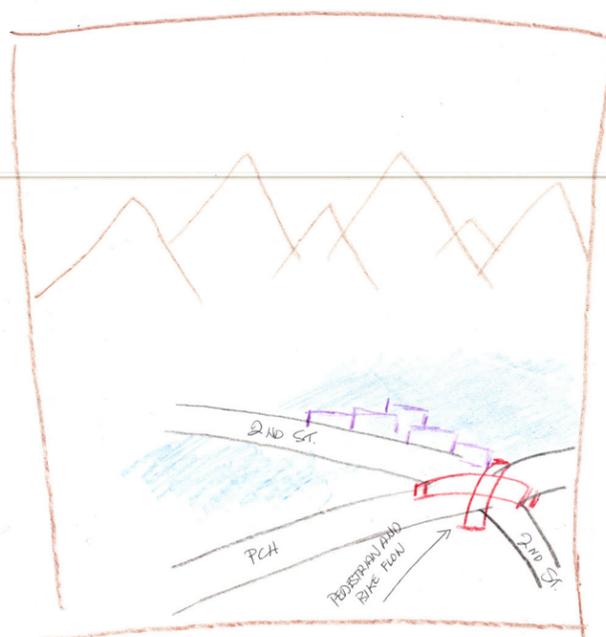
## GROUP #1

- Improve area architectural standards
- Create a gateway
- Swap boat storage at marina with land at San Gabriel River to restore estuary
- Pedestrian bridges at 2nd and PCH, and Loynes Dr.
- More walkable and bikeable
- Wetlands restoration
- Zoning meets the coastal act and maintain residential areas
- Future development emphasizes the coast and view, unlike Marina Pacifica
- Minimal light pollution



**BIG IDEAS**

- APPROVED ARCHITECTURAL DESIGN: GATEWAY EMPHASIS
- SWAP BOAT STORAGE @ MARINA W/ LAND @ SAN GAB. RIVER TO RESTORE ESTUARY
- PEDESTRIAN BRIDGES @ 2ND AND PCH AND LOYNES DR. (MORE WALKABLE & BIKEABLE)
- WETLANDS RESTORATION
- ZONING MEETS THE COASTAL ACT AND MAINTAINS RESIDENTIAL AREAS AND ZONING
- DEVELOPMENT EMPHASIZES THE COAST AND VIEW, UNLIKE MARINA PACIFICA
- MINIMAL LIGHT POLLUTION

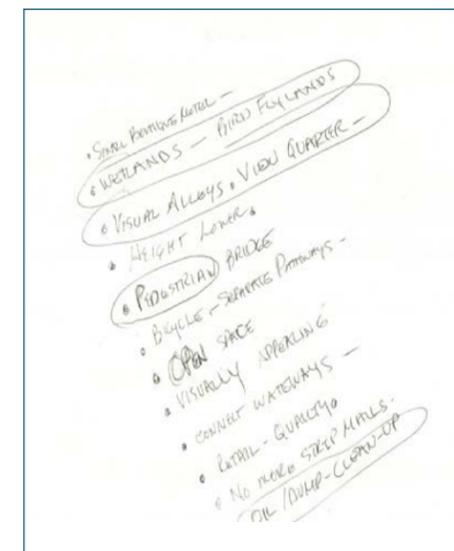
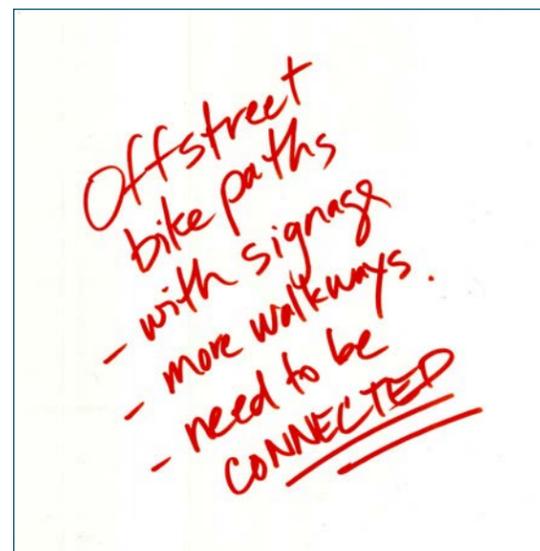
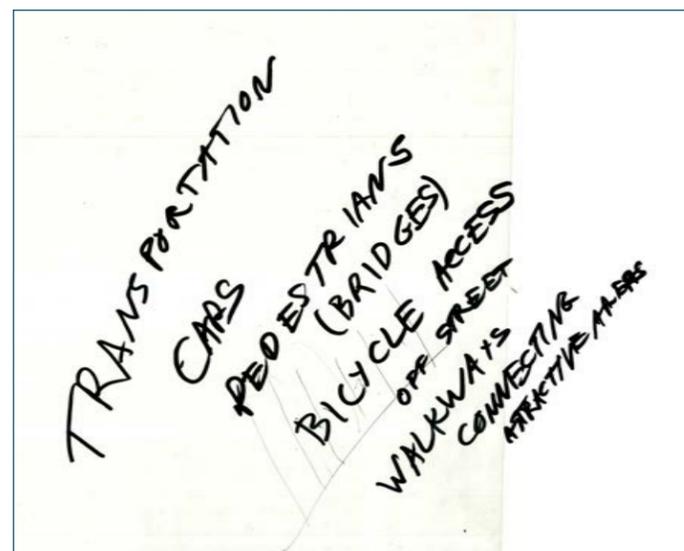
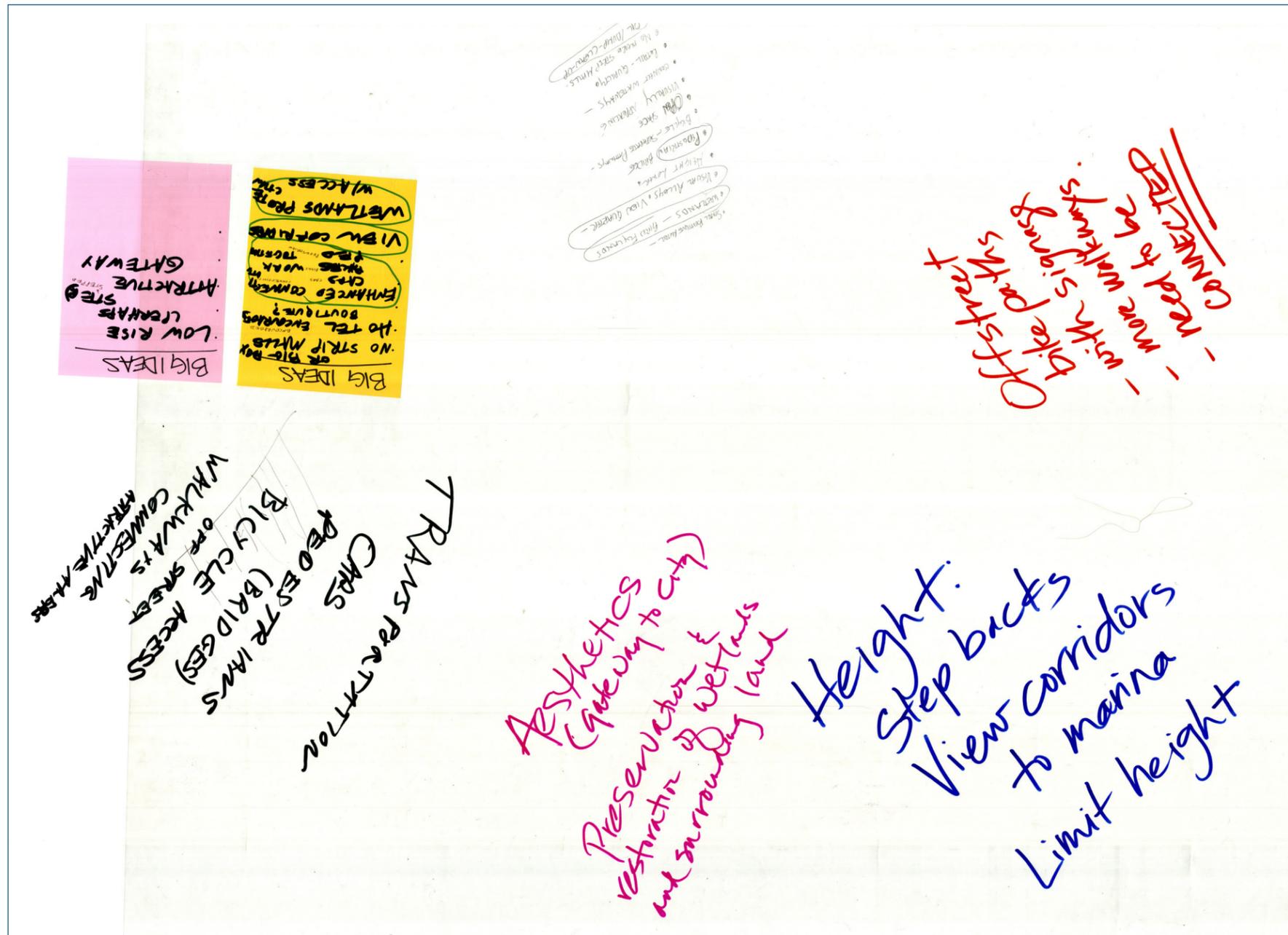


April 26, 2014

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# COMMUNITY WORKSHOP BIG IDEAS GROUP #2

- No strip malls or big box
- Boutique hotel encouraged
- Enhanced connections for cars, bikes and pedestrian to work together
- View corridors
- Wetlands protected with access
- Low rise
- Attractive gateway

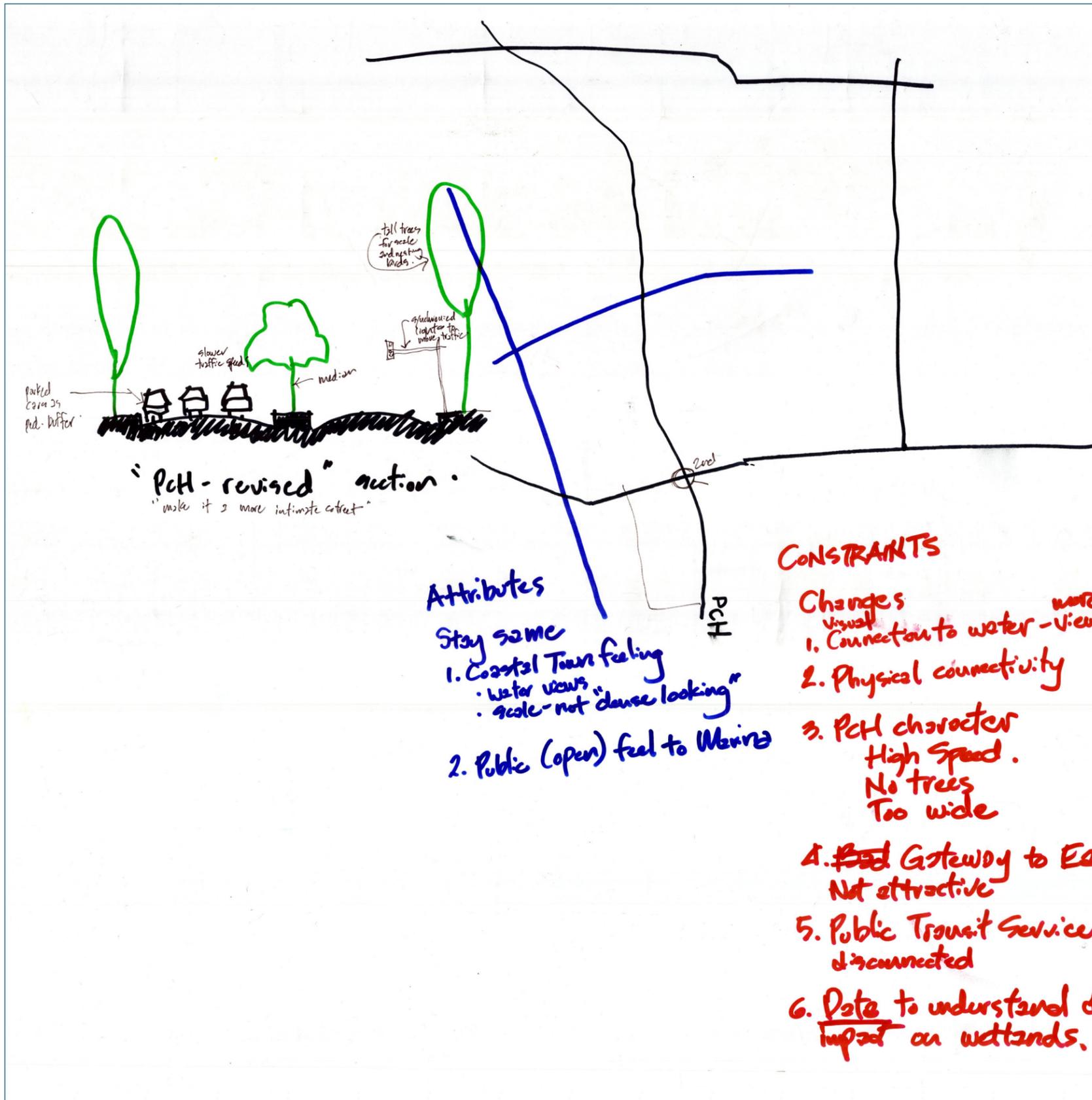


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# COMMUNITY WORKSHOP BIG IDEAS GROUP #3

- Create PCH as a slow moving Grand Boulevard
- Increase ridership of public transportation
- Enhanced cycling and pedestrian experience
- Restore and expand wetlands
- No formulaic "generic" development that does not respond to the community
- New development contributes to "Wetlands fund"
- Blended density that reduces scale towards key areas-wetlands
- Overall aesthetic standard
- More streets to disperse traffic



## Attributes

- Stay same
1. Coastal Town feeling
    - water views
    - scale - not "dense looking"
  2. Public (open) feel to Marina

## CONSTRAINTS

- Changes <sup>visual</sup>
1. Connection to water - <sup>more</sup> view corridors
  2. Physical connectivity
  3. PCH character
    - High Speed.
    - No trees
    - Too wide
  4. ~~Bad~~ Gateway to East LB.
    - Not attractive
  5. Public Transit Service Underutilized
    - disconnected
  6. Pote to understand dev.
    - impact on wetlands.

## BIG IDEAS

- Create PCH as a slow moving Grand Boulevard
- Increase ridership of public transportation
- Enhanced cycling and pedestrian experience
- Restore and expand wetlands
- High quality wetlands friendly development
- No formulaic "generic" development that does not respond to the community
- Enhance aesthetics theme

## BIG IDEAS

- New development contributes to "wetlands fund"
- Blended density that reduces in scale towards key areas - wetlands
- Overall aesthetic standard
- More streets to disperse traffic. Based on traffic data counts.



April 26, 2014

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