MEMORANDUM

TO: Waterfront Master Plan Subcommittee
FROM: Elizabeth Caraker, AICP, Principal Planner
DATE: July 8, 2010
SUBJECT: August 5, 2010 Subcommittee Meeting

Attached please find an agenda and support materials for the August 5, 2010 Waterfront Master Plan Subcommittee Meeting. At your last meeting held on April 29, 2010, you requested the opportunity to review plan alternatives at the next subcommittee meeting. In lieu of preparing plan alternatives, staff has prepared and refined a list of variable plan concepts and strategies that have emerged from the community meetings held to date. Staff presented these plan concepts and strategies at the last community meeting held on June 9, 2010 for discussion and evaluation.

The “Plan Concepts” are defined as physical improvements/changes to the planning area that can be depicted on the two Plan Concept Maps. The reason that two maps have been created is to show all the plan concepts, some of which are in conflict with each other and thus cannot be depicted on the same map. “Plan Strategies” further the Waterfront Master Plan vision goals through ideas that could be implemented through policies or other types of implementation methods.

Staff is now in the process of evaluating the plan concepts in terms of cost, revenue generation, regulatory consistency, and physical constraints. The attached evaluation worksheet and cost analysis reflect a work in progress and are not yet complete, but are provided nonetheless for discussion purposes by the Subcommittee.

The next steps will involve completing the evaluation and beginning to piece together a “Preferred Plan Concept.” It is anticipated that the preferred concept will consist of those plan concepts and strategies that contribute the most to furthering the Waterfront Vision and Goals without imposing impossibly complex financial, regulatory and/or physical challenges.

Regarding the light rail transit, a potential terminal station location should be identified in the Plan Concept Map that reflects the community’s preference for its possible location. While it has been stated from the beginning of this planning process that the Council decision to approve the Monterey Branch Line proposal will not be a part of the Waterfront Master Plan process, the Waterfront Master Plan process needs to recognize the existence of the Monterey Branch Line rights-of-way and the possible future light rail project that would connect Castroville to Downtown Monterey. If in the future the proposed light rail project is not approved, constructed or otherwise does not enter into the Waterfront planning area, the stations and associated elements would be eliminated from the Plan Concept Map.
Waterfront Master Plan – Draft Subcommittee Meeting #3 Agenda
Date: August 5, 2010  Time: 1:00 – 3:00 p.m.  Place: Council Chambers
Participants:

<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chuck Della Sala</td>
<td>Councilmember</td>
</tr>
<tr>
<td>Jeff Haferman</td>
<td>Councilmember</td>
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<tr>
<td>Leon Garden</td>
<td>Planning Commission</td>
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<tr>
<td>Bill McCrone</td>
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<tr>
<td>Luis Osorio</td>
<td>Planning Commission Alternate</td>
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<tr>
<td>David Canepa</td>
<td>Parks and Recreation Commission</td>
</tr>
<tr>
<td>Jean O’Brien</td>
<td>Historic Preservation Commission</td>
</tr>
<tr>
<td>Elizabeth Caraker</td>
<td>City Staff</td>
</tr>
<tr>
<td>Chip Rerig</td>
<td>City Staff</td>
</tr>
<tr>
<td>Kimberly Cole</td>
<td>City Staff</td>
</tr>
<tr>
<td>Lee Steinmetz</td>
<td>Outreach Consultant</td>
</tr>
</tbody>
</table>

1. Community Meeting #3 - Debrief

2. Review Work Plan status

3. Review Summary of Strategies and Plan Concepts (Attachment 1)

4. Review progress towards evaluating plan concepts (Attachments 2, 3 and 4)

5. Next Steps
   a. Continue to evaluate plan concepts
   b. Working Group Meeting #4 – August 12 – Review plan concept evaluation
   c. Community Meeting #4 – September 8 – Refine Preferred Alternative (Attachment 5)
   d. Subcommittee Meeting #4 – September – Review Preferred Alternative
   e. Parks and Recreation, HPC, and PC recommendation and Council Acceptance of Preferred Alternative - October

Attachments:
1. Summary of Strategies and Plan Concepts
2. Plan Concept Evaluation Worksheet
3. Plan Concept Cost Analysis
4. Plan Concept Maps
5. Community Meeting #4 Draft Agenda
ATTACHMENT 1: SUMMARY OF STRATEGIES AND PLAN CONCEPTS

WATERFRONT MASTER PLAN VISION AND GOALS (Accepted by City Council on May 18, 2010)

VISION - Create and maintain a unique destination along Monterey’s waterfront that:
- Serves as a regional destination for both visitors and locals,
- Ensures a level of economic vitality sufficient to support a vibrant and healthy community; and
- Highlights the waterfront’s history, culture, and natural setting.

GOALS

Fiscal
Contribute to the overall sustainable fiscal health of the City
- Maximize revenue for the City through leases
- Provide a healthy environment for businesses to succeed
- Provide a rich experience for visitors so that they will extend their stay and/or return to Monterey.

Facilities/Amenities
Preserve and enhance existing amenities that draw both visitors and locals
- Preserve and further expand the diversity of activities offered, such as sailing, boating, diving, shopping, dining, fishing, and festivals.
- Improve public facilities
- Preserve and showcase the history of the waterfront
- Create a common theme for the planning area that is displayed through way-finding and interpretation such as signs, colors, architecture, lighting, public art, and waterfront gateway treatment.
- Ensure a safe, clean, and peaceful setting

Natural Resources/Environment
Preserve natural resources, address environmental issues
- Preserve and enhance the Waterfront’s natural setting within the Monterey Bay, beach and open space areas
- Address environmental issues and natural hazards
- Increase park space
- Protect viewsheds within and through the Planning Area
- Improve/enhance the visual quality of the Planning Area

Transportation and Parking
Incorporate and improve transportation systems that facilitate access to the waterfront and support multiple modes of transportation, such as pedestrians, bicycles, transit, cars, and delivery vehicles.
- Improve pedestrian links, traffic flow, and bicycle access
- Ensure adequate parking is available and properly located
- Provide for convenient access by public transit
- Maintain and enhance the Monterey Bay Coastal Trail (recreation trail) as a viable means of transportation and recreation.

Regulatory Framework
Develop plan consistent with Federal and State Regulations and mandates and existing legal commitments (grant constraints, legal agreements, etc.)

Implementation/Maintenance
Develop plan to ensure implementation, operations, and maintenance
- Create a phased Waterfront Capital Improvement Program [CIP] that includes all master plan projects, operations, and maintenance.
- Create a Waterfront fund that ensures collection of adequate revenue to fund the Waterfront CIP to ensure realization of the Waterfront Master Plan Vision.
SUMMARY OF PLAN STRATEGIES AND CONCEPTS – by Goal Category

Fiscal Strategies

- Contribute to the overall sustainable fiscal health of the City
- Create attractive, user-friendly, safe environment
- Support small businesses
- Streamline the business process for small businesses on the waterfront
- Streamline process for opening new businesses (City economic development point-person assigned as a main contact source for questions, problems and approvals)
- Create festivals for families to attract visitors and locals
- Upgrade transportation system necessary to provide a healthy environment for business to succeed
- Use depot to generate revenue
- Promote breakwater cove
- Encourage surf board rentals businesses
- Locate permanent fresh, local market
- Increase activity at Custom House Plaza; work with State Parks to develop annual program for scheduling events

Transportation and Parking

Strategies

- Relocate parking opportunities to south side of Del Monte
- Improve parking layout, circulation, drainage (turf block), function (single payment method and longer time limits but free for locals) and design as multi-functional (no wheelstops)
- Accommodate needs of boat and trailer circulation
- Acquire Urgent Care property and convert to parking for Depot
- Work with MPC to provide overflow parking on busy days.
- Increase bicycle parking
- Increase bicycle options – including free city bikes
- Widen recreation trail to accommodate multiple users
- Provide multiple pedestrian and bicycle routes through and around waterfront (and adjacent to water)
- Ensure safe pedestrian/bicycle cross walks
- Ensure safe and direct pedestrian connection across Del Monte, Washington, and Lighthouse.

Plan Concepts

Parking

- Improve pull-through lot adjacent to boat ramp
- Improve waterfront lot - allow temporary uses
- Improve ½ of waterfront lot adjacent to LRT
- New multi-level parking at Sports Center
- New parking east side of Figueroa
- New parking at Park Avenue
- Convert Urgent Care site to parking

Circulation

- Wayfinding System
- Figueroa Gateway Improvements
- Improve bike/ped circulation and safety – widen path, construct ped plaza and alternate bike route, enhance intersections for safety
- Pedestrian crossing across Del Monte
- Pedestrian Plaza along harbor
Light Rail
- Station at Park, terminal at Depot with adjacent MST transfer
- Station at Park, terminal at M. Museum, MST transfer at Tyler

Facilities/Amenities

Strategies
- Install waterfront directory maps in parking lots, on sides of restrooms, at the entrance to Wharf 1
- Use international signage
- Use flags and small signs (like Morgan Hill) to lead visitors to their destination (Wharf, Cannery Row, Alvarado Street)
- Locate information center
- Increase lighting on the recreation trail for evening use
- Encourage Presidio to give up space for improvements and public access
- Improve to Wharf #2 to enhance entrance and increase stability for new commercial buildings
- Provide police presence (kiosk? Waterfront patrol?)
- Accommodate non profits, aquarium annex, CSUMB
- Use Del Monte Beach House during the daytime in the summer months for family friendly and public oriented uses
- Upgrade buildings and environment at Wharf #1, (including more bathrooms and personal lockers)
- Provide boardwalk along Wharf #2 along beachfront
- Construct truck turnaround, limit time of use
- Renovate, preserve passenger depot used for public access as (variety of ideas):
  - A bus/light rail station
  - Interactive fishing museum
  - Veteran’s history museum
  - Visitor’s center
  - Fresh market
  - A park-like multi-recreational area with bocce ball
  - Make kid-friendly
  - Bike rental
  - Dive shop
  - Restaurant/cafè/deli
  - Showcase for renewable energy systems and for state of the art sustainable technology.

Plan Concepts

New Park Space
- WOB Priority Area B east of Park
- Dog run at Park Avenue
- East side of Figueroa
- Depot parcel
- ½ of Waterfront parking lot (other half is improved with Amphitheater)
- Construct amphitheater on 1/2 of waterfront parking lot
- BBQ/Gazebos at east and of WOB
- BBQ/Gazebos at E. Catellus

New Active/Kid-Friendly Areas
- East end of E. Catellus (0.5 acre)
- East end of WOB (0.5 acre)
- Depot lot (0.5 acre)
Structure and Wharf Improvements
  o Expanded Coast Guard Pier with commercial use
  o Expand breakwater cove boat facilities
  o Demo Kayak and Beach House, construct new at foot of Wharf 2
  o Improve existing dry boat storage area
  o Relocate dry boat storage between depot and Marina Parking Lot
  o Kid’s fishing pier
  o Improve Wharf #1 for historic ship docking
  o Improve east side of Wharf #2 for historic ship docking
  o Improve west side of Wharf #2 for historic ship docking
  o Construct improvements to Wharf #2 to allow commercial uses and public access along outer wall
  o Paint Wharf #2 warehouse, expand lease activity
  o Construct commercial/educational structures on east side of Wharf #2 near beach
  o Construct truck turnaround at Wharf 2
  o Expand City Marina boat facilities to accommodate boarding of sailing tours
  o Fishing Storage
  o Rehabilitate Depot
  o Upgrade Wharf 1 environment

Restrooms
  o New restroom at Depot
  o New restroom at Park Avenue
  o Improve restroom at Wharf #1
  o Improve restroom at A dock
  o Improve restroom at foot of Wharf #2

Natural Resources/Environment Strategies
  o Green/LEED Certified buildings (Green Building Ordinance requirement)
  o Bury utility lines (already being designed by PG&E)
  o Storm water quality techniques (MRSWMP requirements)
  o Sea level rise/coastal erosion mitigations

Plan Concepts
  o Construct seawall at foot of Wharf #2
<table>
<thead>
<tr>
<th>Parking</th>
<th>Capital Expense, New operation and maintenance (o/m) expense, and/or New revenue source</th>
<th>Regulatory Inconsistencies</th>
<th>Physical Constraints</th>
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<td>Improve waterfront lot - allow temporary uses</td>
<td>Capital expense, New revenue source</td>
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<tr>
<td>Improve ½ of waterfront lot adjacent to LRT (200 spaces)</td>
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<td>None</td>
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<td>Negotiate with TAMC to contribute to construction and maintenance</td>
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<td>New multi-level parking at Sports Center (100 spaces x $30k/space)</td>
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<td>New parking at Park Avenue (35 spaces)</td>
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<td>Acquire Urgent Care site</td>
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<td>½ of Waterfront parking lot - 1.5 acres (other half is improved with Amphitheater)</td>
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<td>New Active/Kid-Friendly Areas</td>
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<td>East end of E. Catellus (0.5 acre)</td>
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<td>East end of WOB (0.5 acre)</td>
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<td>Depot lot (0.5 acre)</td>
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<td>Structure and Wharf Improvements</td>
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<td>Expanded Coast Guard Pier with commercial use</td>
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<td>Expand breakwater cove boat facilities</td>
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<td>Demo Kayak and Beach House, construct new at foot of Wharf 2</td>
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<td>MBNMS restrictions for construction on beach</td>
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<td>Relocate dry boat storage between depot and Marina Parking Lot</td>
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<td>Improve Wharf #1 for historic ship docking</td>
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<td>Construct improvements to Wharf #2 to allow commercial uses and public access along outer wall</td>
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<td>Paint Wharf #2 warehouse, expand lease activity</td>
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<td>Construct truck turnaround at Wharf 2</td>
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<td>MBNMS restrictions for construction on east side of Wharf</td>
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<td>Expand City Marina boat facilities to accommodate boarding of sailing tours</td>
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<td>New leaseholder to fund rehabilitation</td>
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<td>Coastal Erosion Mitigation – Sea Wall</td>
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<td>Upgrade Wharf 1 environment</td>
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<td>New revenues if rents are raised</td>
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<td>Restrooms</td>
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<td>New restroom at Depot</td>
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<td>New restroom at Park Avenue</td>
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<td>Negotiate with TAMC to contribute to construction and maintenance</td>
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<td>Improve restroom at Wharf #1</td>
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<td>Improve restroom at A dock</td>
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<td>Improve restroom at foot of Wharf #2</td>
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<td>Wayfinding System</td>
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<td>Figueroa Gateway Improvements</td>
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<td>Improve bike/ped circulation and safety – widen path, construct ped plaza and alternate bike route, enhance intersections for safety</td>
<td>Capital expense</td>
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<tr>
<td>Pedestrian crossing across Del Monte</td>
<td>Capital expense</td>
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<td>Pedestrian Plaza along harbor</td>
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<tr>
<td>Light Rail</td>
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<td>Negotiate with TAMC to ensure full funding of construction and maintenance</td>
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<td>Station at Park, terminal at Depot with adjacent MST transfer</td>
<td>New revenue source</td>
<td>None</td>
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<tr>
<td>Station at Park, terminal at M. Museum, MST transfer at Tyler</td>
<td>New revenue source</td>
<td>None</td>
<td>None</td>
<td>Negotiate with TAMC to ensure full funding of construction and maintenance</td>
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## Attachment 3: Waterfront Plan Concept Cost Analysis

<table>
<thead>
<tr>
<th>Plan Components</th>
<th>Capital Cost</th>
<th>New O/E per year</th>
<th>New (Direct) Revenue/year</th>
<th>Funding Source</th>
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</thead>
<tbody>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve pull-through lot adjacent to boat ramp</td>
<td>$200,000</td>
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<td>Improve waterfront lot - allow temporary uses</td>
<td>$400,000</td>
<td>$0</td>
<td>Fees for temporary uses</td>
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<td>Improve ½ of waterfront lot adjacent to LRT (200 spaces)</td>
<td>$200,000</td>
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<td>New multi-level parking at Sports Center (100 spaces x $30k/space)</td>
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<tr>
<td>New parking east side of Figueroa (35 spaces x $15k/space)</td>
<td>$525,000</td>
<td>$10,000</td>
<td>$30,000</td>
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<tr>
<td>New parking at Park Avenue (35 spaces)</td>
<td>$525,000</td>
<td>$10,000</td>
<td>$30,000</td>
<td>TAMC</td>
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<tr>
<td>Acquire Urgent Care site</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>TAMC</td>
</tr>
<tr>
<td>Convert Urgent Care site to parking (50 spaces x $15k/space)</td>
<td>$750,000</td>
<td>$25,000</td>
<td>$90,000</td>
<td>TAMC</td>
</tr>
<tr>
<td><strong>New Park Space</strong></td>
<td>$250,000/acre, $300k/acre with asphalt removal</td>
<td>$13k/acre</td>
<td>$0</td>
<td>TAMC</td>
</tr>
<tr>
<td>Acquire WOB Priority Area B Parcels</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>TAMC</td>
</tr>
<tr>
<td>WOB Priority Area B east of Park - 2.45 acres</td>
<td>$614,700</td>
<td>$31,850</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Dog run at Park Avenue</td>
<td>$5,000</td>
<td>included in above</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>East side of Figueroa - 2.13 acres</td>
<td>$532,500</td>
<td>$27,690</td>
<td>Fees for temporary uses</td>
<td>Grants, NIP, State bonds</td>
</tr>
<tr>
<td>Acquire Depot parcel from Parking fund</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Depot parcel - 1.25 acres</td>
<td>$376,000</td>
<td>$16,250</td>
<td>Fees for temporary uses</td>
<td>Land and water (federal)</td>
</tr>
<tr>
<td>½ of Waterfront parking lot - 1.5 acres (other half is improved with Amphitheater)</td>
<td>$450,000</td>
<td>$0</td>
<td>Fees for temporary uses</td>
<td></td>
</tr>
<tr>
<td>Construct amphitheater on 1/2 of waterfront parking lot - 2 acres</td>
<td>$7,000,000</td>
<td>$160,000</td>
<td>Fees for temporary uses</td>
<td></td>
</tr>
<tr>
<td>BBQ/Gazebo at east and of WOB</td>
<td>$70,000</td>
<td>$4,500</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td>BBQ/Gazebo at east side of Figueroa</td>
<td>$70,000</td>
<td>$4,500</td>
<td>$5,000</td>
<td></td>
</tr>
<tr>
<td><strong>New Active/Kid-Friendly Areas</strong></td>
<td>Requires replacing every 15 years</td>
<td>$18k/acre for play equipment</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>East end of E. Catellus (0.5 acre)</td>
<td>$75,000</td>
<td>$9,000</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>East end of WOB (0.5 acre)</td>
<td>$75,000</td>
<td>$9,000</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Depot lot (0.5 acre)</td>
<td>$75,000</td>
<td>$9,000</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td><strong>Structure and Wharf Improvements</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demo Kayak and Beach House, construct new at foot of Wharf 2</td>
<td>$16,000,000</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Improve existing dry boat storage area</td>
<td>$50,000</td>
<td>$20,000</td>
<td>$87,000</td>
<td>GF</td>
</tr>
<tr>
<td>Relocate dry boat storage between depot and Marina Parking Lot</td>
<td>$50,000</td>
<td>$20,000</td>
<td>$87,000</td>
<td>GF</td>
</tr>
<tr>
<td>Kid’s fishing pier</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Improve Wharf #1 for historic ship docking</td>
<td>Lease</td>
<td>Boats and Waterways loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve east side of Wharf #2 for historic ship docking</td>
<td>Lease</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve west side of Wharf #2 for historic ship docking</td>
<td>lease</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Expanded Coast Guard Pier with commercial use</td>
<td>lease</td>
<td>Boats and Waterways loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construct improvements to Wharf #2 to allow commercial uses and public access along outer wall</td>
<td></td>
<td>leases</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paint Wharf #2 warehouse, expand lease activity</td>
<td></td>
<td>increase lease revenue</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construct commercial/educational structures on east side of Wharf #2 near beach</td>
<td></td>
<td>leases</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construct truck turnaround at Wharf 2</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Expand breakwater cove boat facilities</td>
<td></td>
<td>Additional berths but loss of moorings</td>
<td>$0</td>
<td>Boatworks to fund with grant</td>
</tr>
<tr>
<td>Project Description</td>
<td>Cost</td>
<td>Other</td>
<td>Notes</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>--------</td>
<td>---------</td>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>Expand City Marina boat facilities to accommodate boarding of sailing tours</td>
<td></td>
<td></td>
<td>lease</td>
<td></td>
</tr>
<tr>
<td>Fishing Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rehabilitate Depot</td>
<td>$250,000</td>
<td></td>
<td>Leaseholder</td>
<td></td>
</tr>
<tr>
<td>Coastal Erosion Mitigation – Sea Wall</td>
<td>$9,100,000</td>
<td>$162,000</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Upgrade Wharf 1 environment</td>
<td></td>
<td></td>
<td>Increase lease revenue</td>
<td></td>
</tr>
<tr>
<td><strong>Restrooms</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New restroom at Depot</td>
<td>$54,000</td>
<td>$5,900</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>New restroom at Park Avenue</td>
<td>$500,000</td>
<td>$36,500</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Improve restroom at Wharf #1</td>
<td>$133,000</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Improve restroom at A dock</td>
<td></td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Improve restroom at foot of Wharf #2</td>
<td>$500,000</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td><strong>Circulation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wayfinding System</td>
<td>$60,000</td>
<td>$3,000</td>
<td>RSTP</td>
<td></td>
</tr>
<tr>
<td>Figueroa Gateway Improvements</td>
<td>$250,000</td>
<td>$5,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve bike/ped circulation and safety – widen path, construct ped plaza and alternate bike route, enhance intersections for safety</td>
<td>$1,200,000</td>
<td>$8,000</td>
<td>Strong candidate for bike grants</td>
<td></td>
</tr>
<tr>
<td>Pedestrian crossing across Del Monte + Spanish Plaza Improvements</td>
<td>$2,300,000</td>
<td>$6,000</td>
<td>Strong candidate for bike/ped grants</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Plaza along harbor</td>
<td>$3,500,000</td>
<td>$60,000</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td><strong>Light Rail</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Station at Park, terminal at Depot with adjacent MST transfer</td>
<td>NA</td>
<td>NA</td>
<td>Leases TAMC</td>
<td></td>
</tr>
<tr>
<td>Station at Park, terminal at M. Museum, MST transfer at Tyler</td>
<td>NA</td>
<td>NA</td>
<td>Leases TAMC</td>
<td></td>
</tr>
</tbody>
</table>
Draft Waterfront Master Plan

City of Monterey

PLANNING AREA

HISTORICSHIP

KIDS' FISHING DOCK

PUBLIC FISHING

TEMPORARY USES

PRESERVE VIEWS

INCREASED ACTIVITY

* Guest Berths
* Six-packs
* Non-profit
* Commercial Boarding

MST TRANSFER STATION

DEL MONTE PACIFIC

FRANKLIN LIGHTHOUSE

LARKIN FOAM

WATSON SCOTT INFANTRY

VAN BUREN REESIDE

TYLER WHARF #2

LAINE SEENO

LA PLAYA MONROE

COOPER ARTILLERY

DICKMAN HAWTHORNE

EDDIE BURNS PATTON

PRIVATE BOLIO

WHARF #1

FIGUEROA LAKE

CORPORAL EWING

CANNERY PIERCE

ALVARADO WASHINGTON

KIT CARSON FORT MERVINE

CALLE PRINCIPAL

JEFFERSON

FORT MERVINE

ANITA

OLIVIER

TAUFNER PARK

JACKSON

PLUMMER

OCEAN

Sloat

PORTOLA

ADAMS

ORD

CORPORAL EVANS

CAMINO EL ESTERO

CAMINO AGUAJITO

COAST GUARD PIER

Legend

PLANNING AREA

COASTAL EROSION CONTROL

LRT

LRT STATION

MST TRANSFER

DRY_BOAT

PED. BIKE ACCESS

ACCESS TO BEACH

PULL_THRU_PARKING AREAS

PARKING

PARKING 3-STORY

TRUCK TURNAROUND

GATEWAY TREATMENT

COMMERCIAL

DRY BOAT

RESTORE PASSENGER DEPOT

RESTROOM

ACTIVE KID-FRIENDLY

BBQ/GAZEBO

DOG RUN

PED. PLAZA PROMENADE

NEW OPEN SPACE AREA

0 500 1,000 1,500 2,000

Feet

PLAN CONCEPT 2

ckm 06-16-2010

0 500 1,000 1,500 2,000

Feet

Legend

PLANNING AREA

COASTAL EROSION CONTROL

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0 500 1,000 1,500 2,000

Feet

PLAN CONCEPT 2

ckm 06-16-2010
The City of Monterey

Waterfront Master Plan

Subcommittee Members:
  Council Member Chuck Della Sala
  Council Member Jeff Haferman
  Historic Preservation Commissioner Jean O'Brien
  Planning Commissioner Leon Garden
  Planning Commissioner Bill McCrone
  (Planning Commissioner Alternate Luis Osorio)
  Parks & Recreation Committee Member Dave Canepa

City of Monterey Legislative Body Members not on this subcommittee may attend as observers only.

Community Meeting #4 – Preferred Plan Concept

Wednesday September 8, 2010 • 6:00-8:30 p.m.
Monterey Conference Center, Serra 1 Ballroom

DRAFT Agenda

1. Welcome, Logistics and Introductions

2. Review process to date and purpose of tonight’s meeting

3. Present Preferred Plan Concept

4. Monterey Salinas Transit Presentation of the Bus Rapid Transit Plan and interface with the waterfront

4. Small Group Discussions:
   • Refine Preferred Plan Concept
   • Interface opportunities with the Downtown


7. Closing Comments/Next Steps
PROJECT INFORMATION

WEBSITE
WWW.Monterey.org/Waterfrontmasterplan - Meeting agendas, workshop summaries, reports, maps, schedules, newsletter articles, and more...

FACEBOOK - http://www.facebook.com/
Search: Monterey Waterfront Master Plan
Read comments, write comments, view pictures.

EMAIL QUESTIONS/COMMENTS - Waterfront@ci.monterey.ca.us

HARD COPIES OF ALL MATERIALS - City Hall Planning Office, Colton Hall

CONTACT - Elizabeth Caraker, Project Manager, 831.646.1739/caraker@ci.monterey.ca.us

UPCOMING ACTIVITIES – Please check the website for dates TBD
Parks and Recreation Commission, Historic Preservation Commission, Planning Commission, and City Council Review of Alternatives and selection of Preferred Alternative (dates TBD)