TUNITAS CREEK BEACH IMPROVEMENT PROJECT

DESIGN ALTERNATIVES

July 2020

RECAP OF EXISTING CONDITIONS

The story of Tunitas Creek Beach spans many centuries: once an Ohlone seasonal village, a Portolá expedition stopping point, and the southern terminus of the Ocean Shore Railroad,
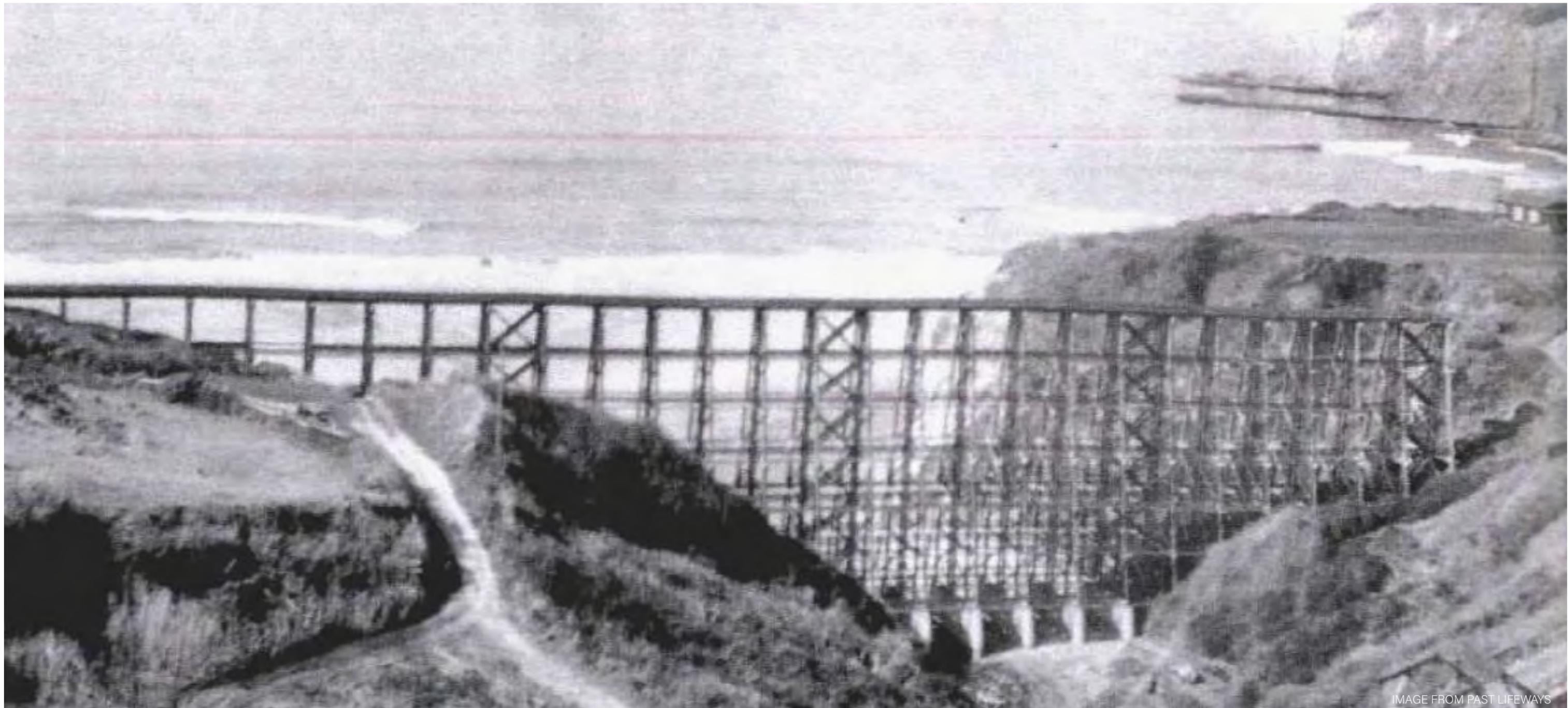
IMAGE FROM PAST LIFEWAYS

now a place for relaxation and recreation.

IMAGE FROM POST

RECAP OF EXISTING CONDITIONS

The beach and the bluffs surrounding it contain unique habitat assemblages for rare and sensitive species,

IMAGE BY LEE KARNEY

as well as stunning natural beauty and iconic views.

These bluffs create challenges to access and circulation,

and lead to erosion and landslides on sensitive bluff habitat.

Erosion-Prone
Steep Slopes

Erosion-Prone
Steep Slopes

Sensitive Bluff Habitat

Parking Lot
and Overlook

HIGHWAY 1

Mid-Bluff

PACIFIC OCEAN

Beach
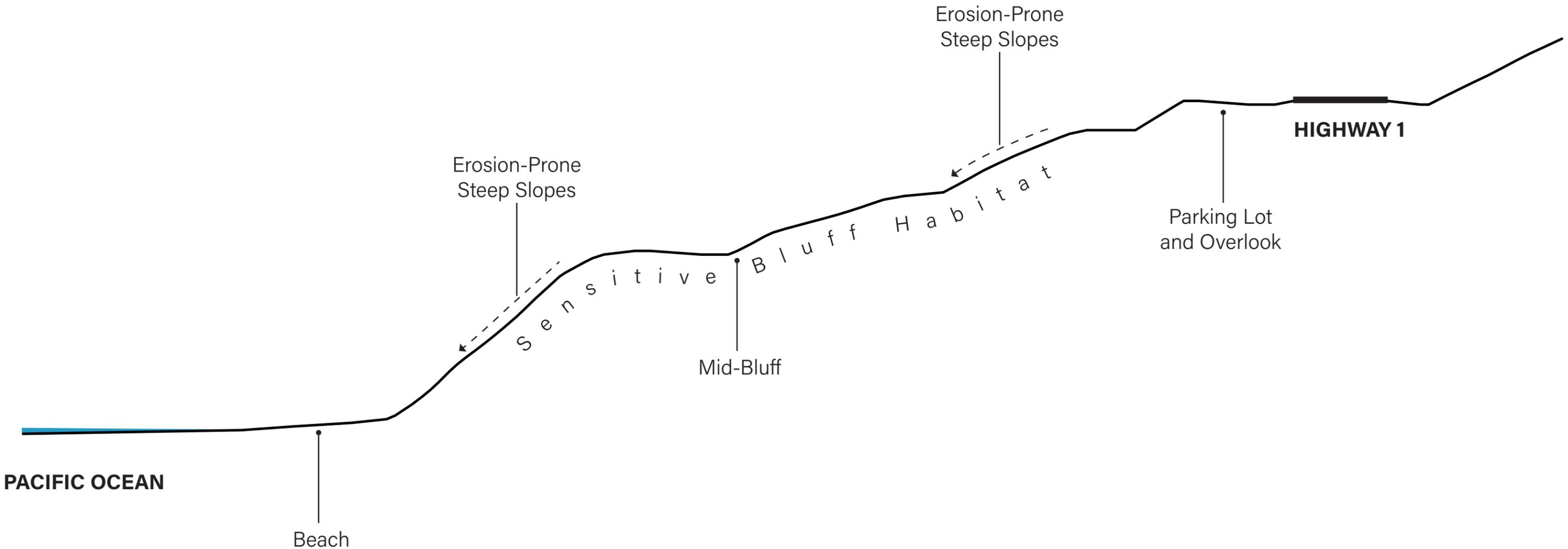
With this context in mind, the project team is designing three scenarios that consider changes to the site at a low, medium, and high impact level:

Alternative 1: Minimum improvements to get the park open and stabilize sensitive landscapes.

Alternative 2: Additional improvements to enhance operations, user experience and site restoration.
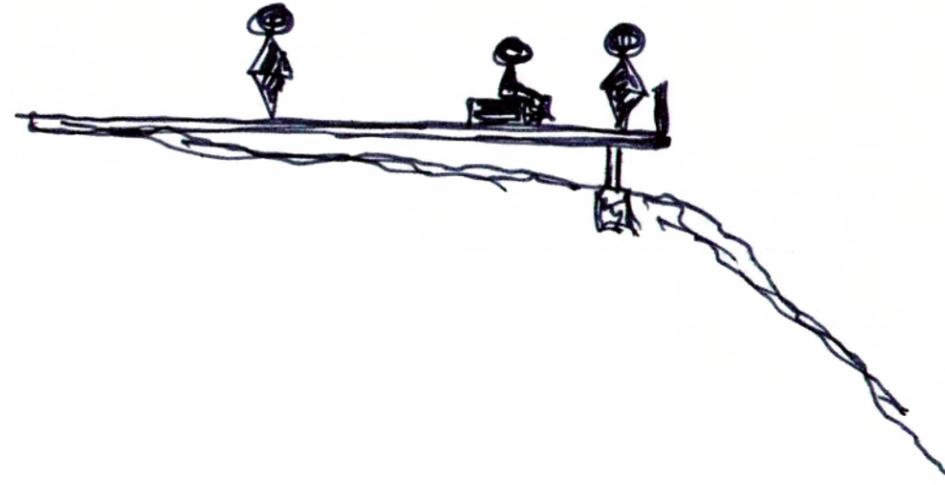
Alternative 3: Full build-out for maximum user experience and habitat enhancement.
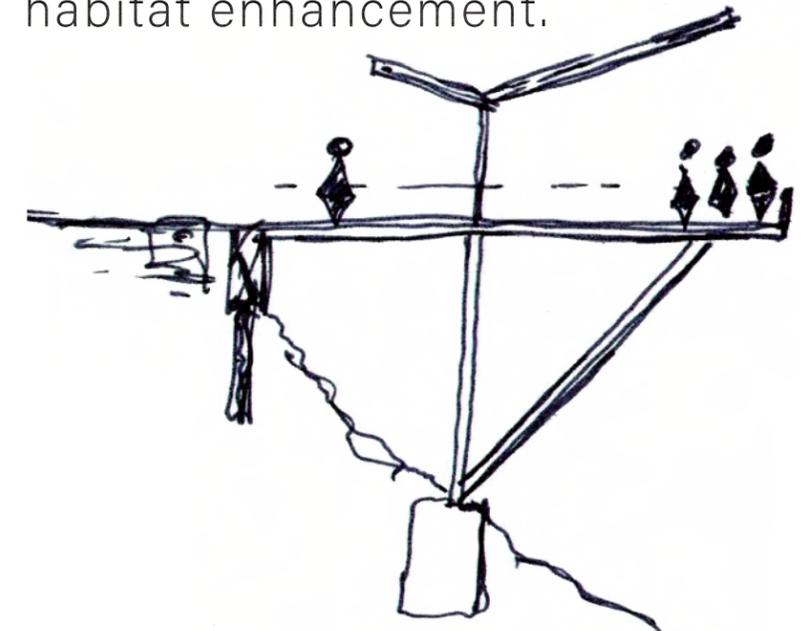
- The goal is to find the right balance between providing safe access and creating recreational opportunities, while restoring sensitive habitat and protecting the bluffs and beach from detrimental impacts and misuse.

- At their current stage, these three alternatives should not be seen as separate and distinct options, but rather as explorations from which design elements can be kept or removed.

- The final design is expected to be a hybrid of the three as determined by input from the community on each alternative.

ABOUT THE ALTERNATIVES

ALTERNATIVE 1

*Minimum improvements to get the park open and stabilize sensitive landscapes*

- Improvements to the entry configuration, vehicular circulation, and parking layout
- Replace unregulated dirt shoulder parking with new driveways, parking bays, and accessible parking
- Existing residence removed and native planting restored
- Public restroom at the mid-bluff* area
- Clear and safe access to beach designated by wayfinding markers and signage
- Removal of some invasive vegetation and restoration of natives

ALTERNATIVE 2

Additional improvements to enhance operations, user experience and site restoration

- Additional improvements to the entry configuration, vehicular circulation, and parking
- Larger number of parking spaces
- Larger paved promenade at the top of bluff next to parking area
- Addition of ranger station and residence at the mid-bluff area
- Creation of habitat protection zones for threatened species such as the snowy plover
- Accessible pathway to the mid-bluff
- Additional seating structures at overlook points
- Creation of a loop trail
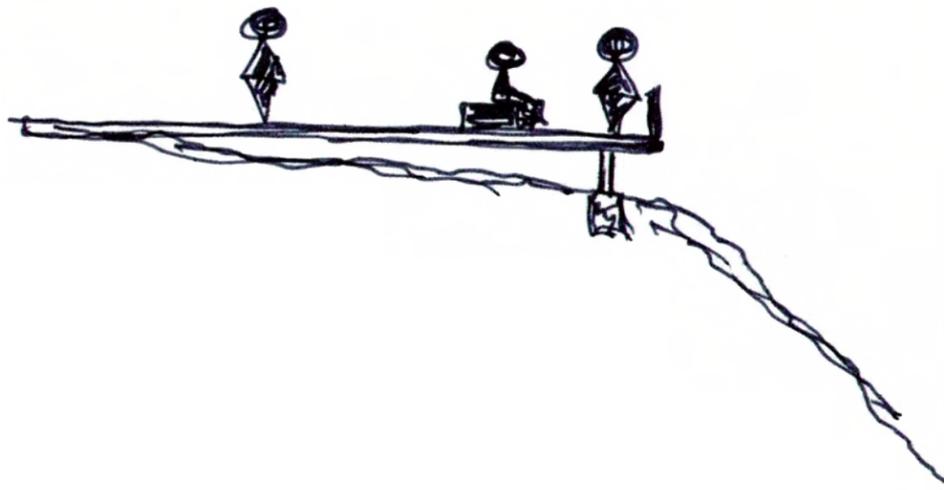
ALTERNATIVE 3

Full build-out for maximum user experience and habitat enhancement

- Full build-out of parking area designed for maximum potential carrying capacity
- Addition of visitor center experience and group campgrounds
- Potential for cantilevered overlook structures extending over edge of cliffside for maximum panoramic viewpoints
- Overhead structures added at overlook points and picnic pavilions
- Additional habitat protection measures taken for sensitive vegetation and threatened species
- Larger paved mid-bluff experience
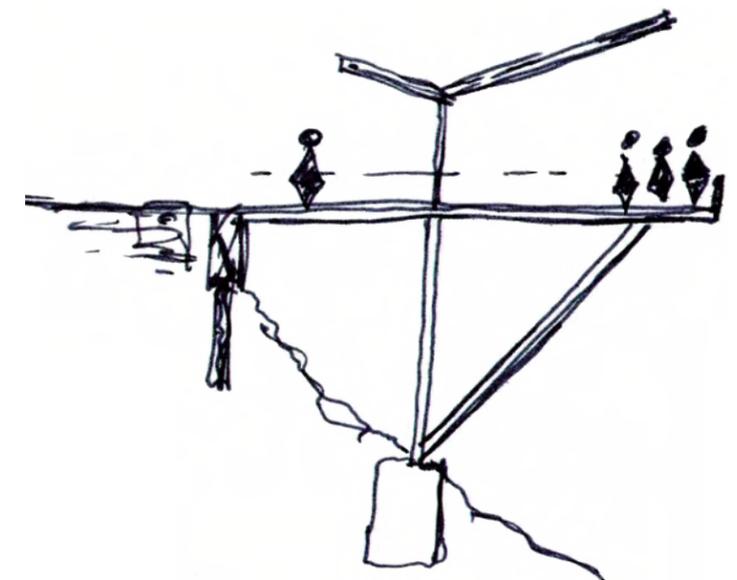
Let's hear from you! Which design elements should be prioritized for when the park first opens? What is the full extent of development that you feel is appropriate to Tunitas Creek Beach? Take the Follow-up Survey!

*Throughout the presentation, we will be using the term "mid-bluff" to refer to the relatively flat area near the existing residence

ALTERNATIVES OVERVIEW: PARKING

HOW MUCH PARKING SHOULD THE SITE PROVIDE FOR VISITORS? HOW DO WE ACCOMMODATE PARK VISITORS SAFELY?

Alternative 1:

- ~60 public parking spaces
- ~20 overflow parking spaces
- ~4 ADA parking spaces
- Drop-off

Gravel Parking Bays

Gravel Overflow

Drop-off

Paved ADA Parking

Potential Bus Parking
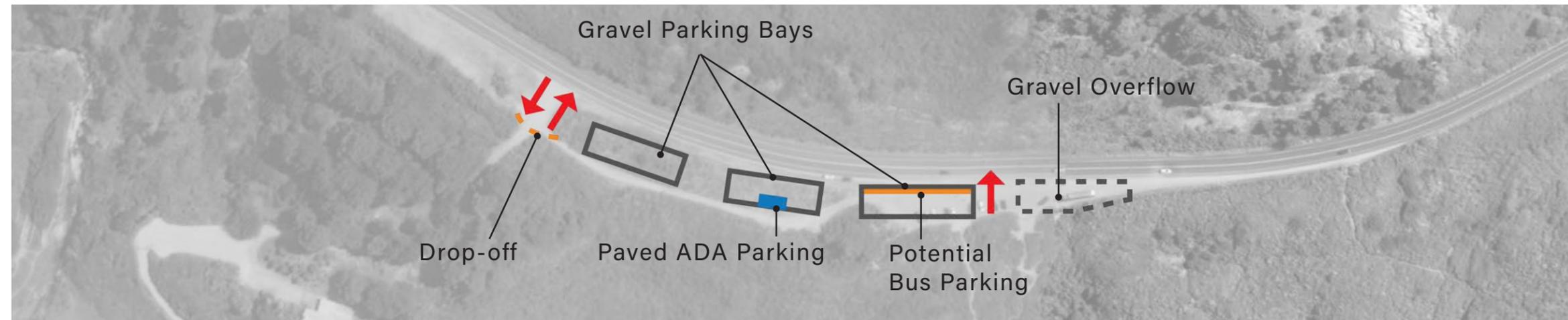
Alternative 2:

- ~60 public parking spaces
- ~20 overflow parking spaces
- ~5 ADA parking spaces
- Drop-off

Paved Parking Bays

Gravel Overflow

Drop-off

ADA Parking

Potential Bus Parking
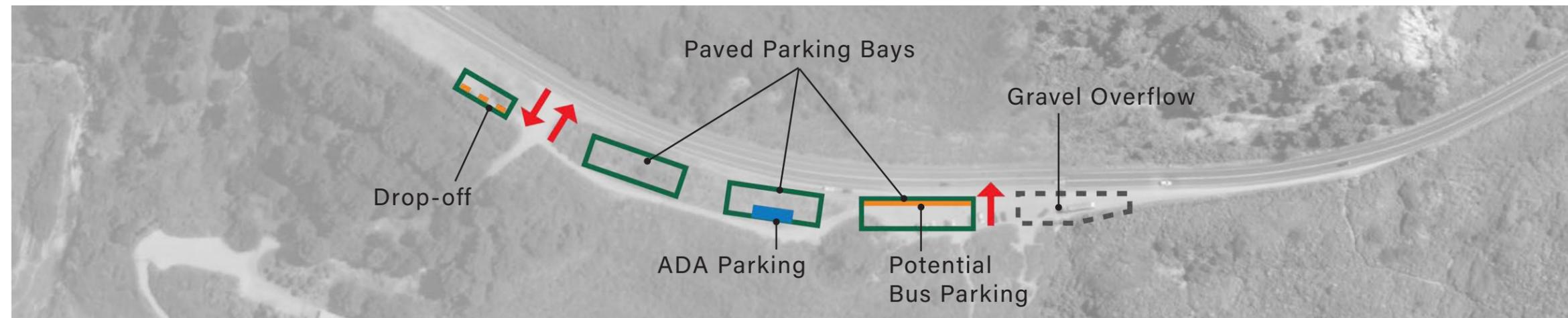
Alternative 3:

- ~90 public parking spaces
- ~20 overflow parking spaces
- ~6 ADA parking spaces
- Campground parking spaces
- Drop-off and bus parking

ADA Parking and Drop-off

Paved Parking Bays

Gravel Overflow

Campground and ADA Parking

ADA Parking

Potential Bus Parking

N

200'
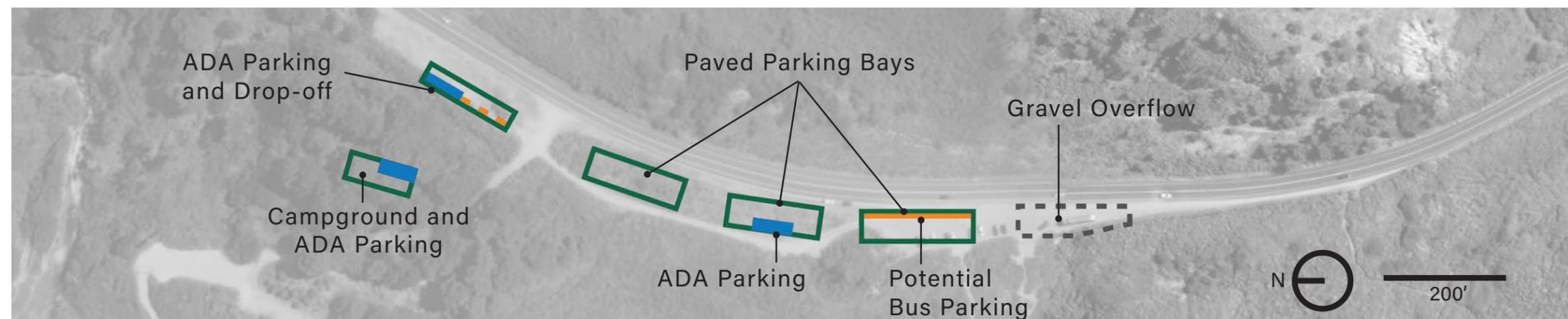
ALTERNATIVES OVERVIEW: SITE ACCESSIBILITY

HOW SHOULD THE SITE ACCOMMODATE USERS WITH LIMITED MOBILITY?

Alternative 1:

- ADA-Accessible Overlook and Promenade
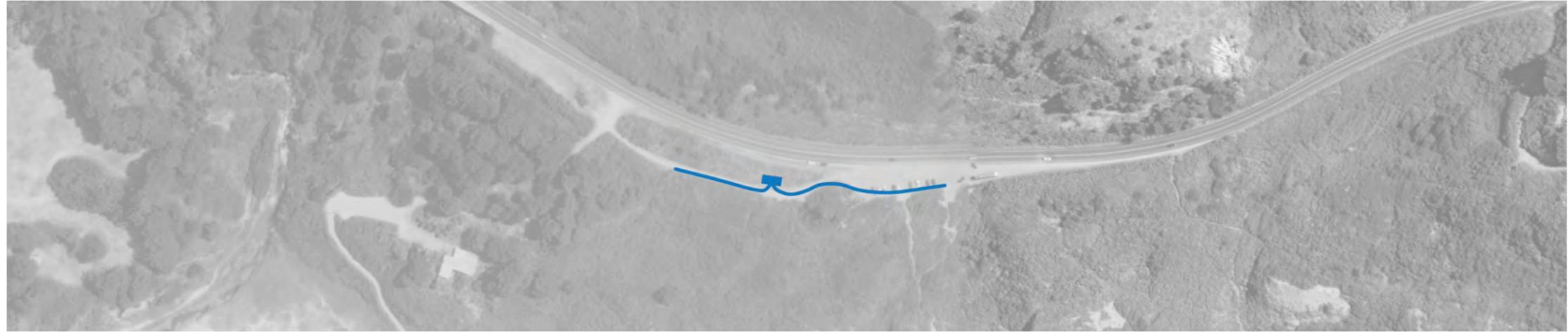
Alternative 2:

- ADA-Accessible Overlooks and Promenade
- ADA Path to Mid-Bluff

Alternative 3:

- ADA-Accessible Overlooks and Promenade
- ADA Path to Mid-Bluff
- ADA-Accessible Mid-Bluff Experience
- ADA Path to Visitor Center
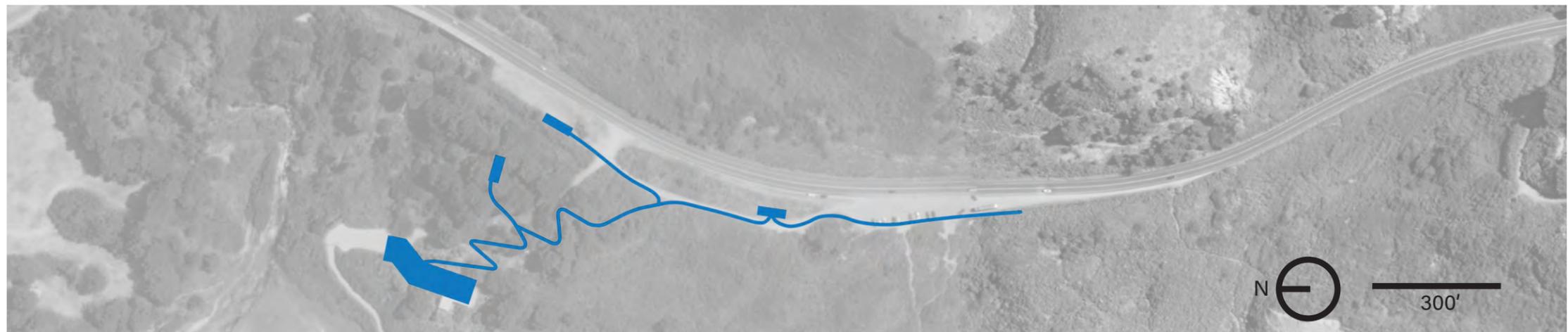
ADA: Americans with Disabilities Act. We will use this term to refer to features which meet the accessibility requirements for those with disabilities.

N

300'

ALTERNATIVES OVERVIEW: BUILDINGS

WHAT STRUCTURES AND PHYSICAL IMPROVEMENTS ACCOMMODATE AND ENHANCE USER EXPERIENCE?

Alternative 1:

- Ranger Shed: 100-150 sqft
- Public Restroom: 400-500 sqft
- Existing Maintenance/Storage: 1,000 sqft

Existing Maintenance and Storage Facility

Ranger Shed and Public Restroom
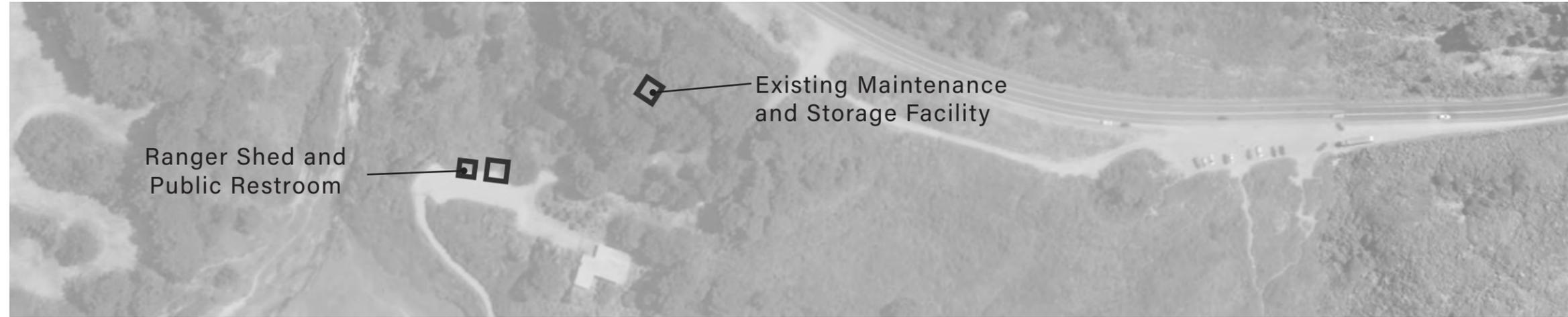
Alternative 2:

- Ranger Station and Residence: 1,000-1,500 sqft
- Public Restroom: 400-500 sqft
- Existing Maintenance/Storage: 1,000 sqft

Existing Maintenance and Storage Facility

Ranger Station/ Residence and Public Restroom

Overlook Structure

Alternative 3:

- Ranger Station and Residence: 1,000-1,500 sqft
- Public Restroom: 400-500 sqft
- Upgraded Maintenance/Storage: 2,000 sqft
- Visitor Center: 1,200-3,000 sqft
- Campground Facilities: 1,000 sqft

Visitor Center, Campground Facilities, Maintenance and Storage Facility

Ranger Station/ Residence and Public Restroom

Overlook Structure

Overlook Structure

Picnic Pavilion Structure

N

200'
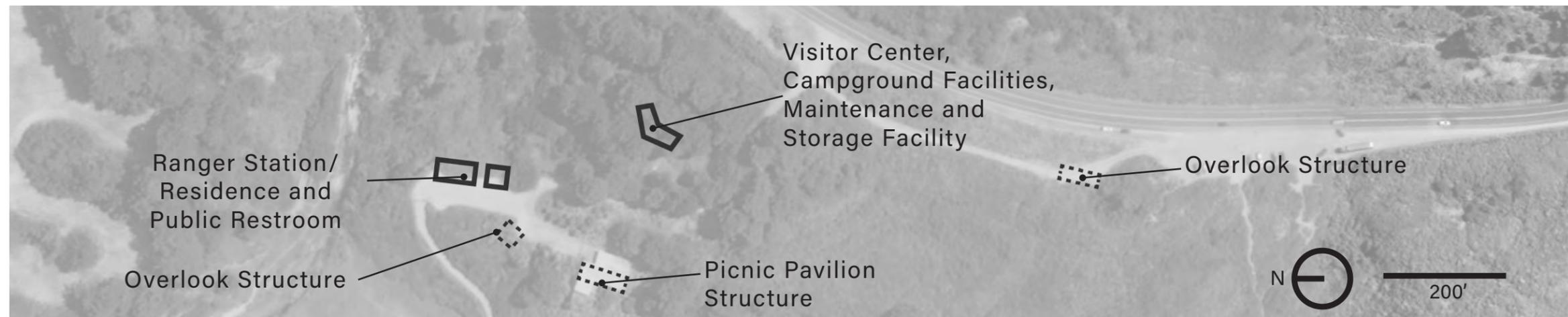
ALTERNATIVE 1

ALTERNATIVE 1: FULL SITE

Highway 1

Tunitas Creek Open Space Preserve

Tunitas Creek

5

4

3

1

2

6

8

7

5

LEGEND

1   Mid-bluff (See enlargement)

2   Beach access

3   Parking and overlooks
(See enlargement)

4   Road to mid-bluff for rangers and
emergency access only

5   Connection to regional trails

6   Overflow lot

7   Southern areas of site
left untouched

8   Connection to regional trail
(See enlargement)

   Potential Snowy Plover Habitat

   Landslide-prone Slopes

   Use of Existing Social Trails
Discouraged, Erosion Control
Implemented

N

200

Pacific Ocean

SAN MATEO COUNTY PARKS   POST   Coastal Conservancy   WRT   CSW|ST2   LSA   CE&G

ALTERNATIVE 1: MID-BLUFF

Overlook Point

Ranger shed with parking

Existing road to remain

Native Planting

Secondary trail to mid-bluff

Existing Residence Removed and Planting Restored

N 50

① Overlook

② Restroom Facility

ALTERNATIVE 1: ENTRY AND DROP-OFF

Drop-off Area

N ⊖ |———— 50

ALTERNATIVE 1: PARKING AND OVERLOOK

Exit only

Gravel parking with ADA

Overflow Lot

Planted Medians

③

②

①

Existing Cypress Trees Preserved

N 100

① Seat Wall

Studio 3LHD

② Overlook Edge

Batlle i Roig Arquitectura

③ Bench as Retaining Structure, Donor Recognition

San Mateo County

ALTERNATIVE 1: REGIONAL TRAIL CONNECTION
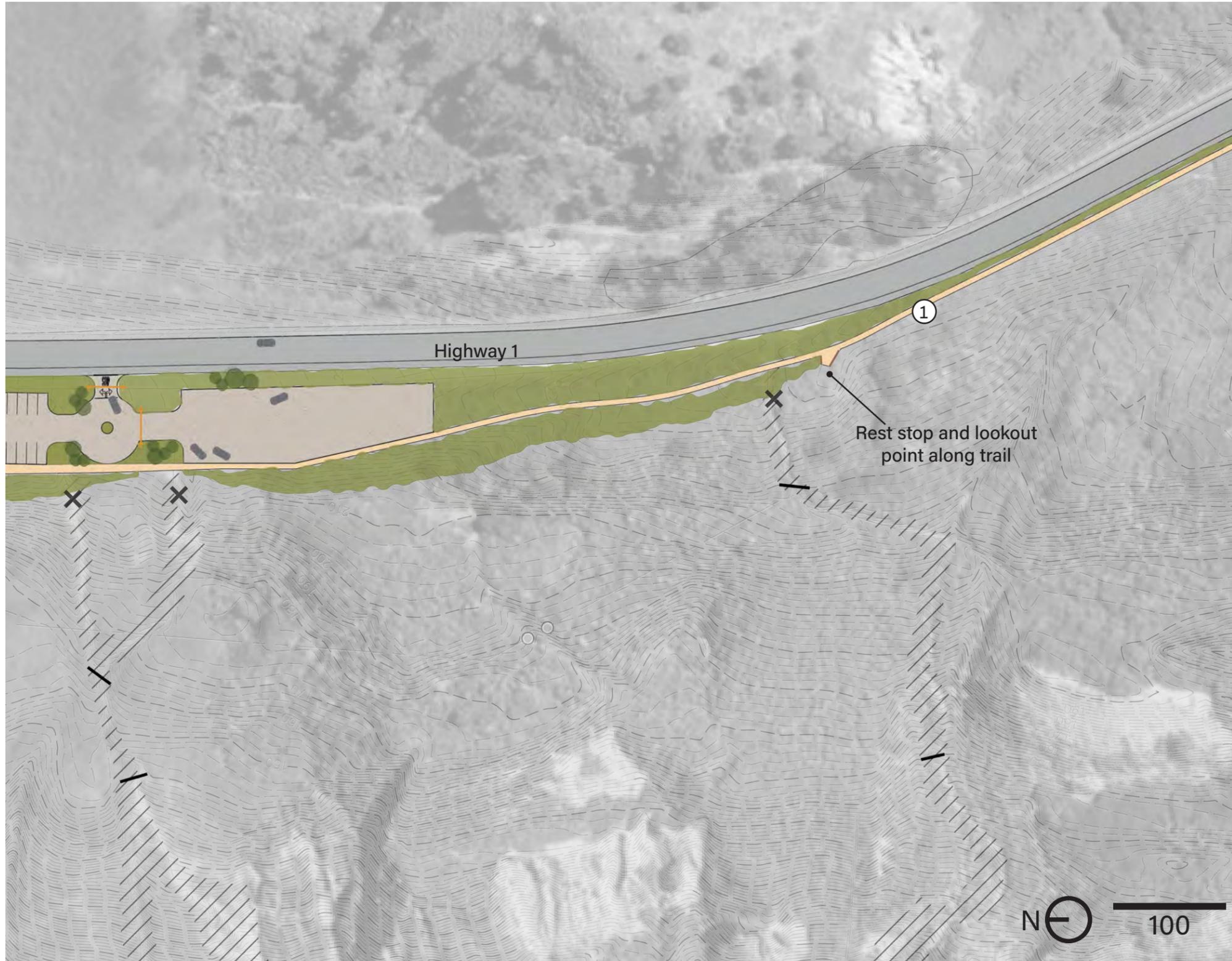
Image from Weekend Sherpa

① Trail to connect to future regional trail

Highway 1

Rest stop and lookout
point along trail

N 100

tunitascreekbeach.org

ALTERNATIVE 2

Highway 1

Tunitas Creek Open Space Preserve

Tunitas Creek

LEGEND

1   Mid-bluff (See enlargement)

2   Beach entrance
     (See enlargement)

3   North Parking Lot
     (See enlargement)

4   Parking and overlooks
     (See enlargement)

5   Loop trail and regional trail
     connections (See enlargements)

6   ADA pathway to mid-bluff

7   Connection to regional trails

Potential Snowy Plover Habitat

Landslide-prone Slopes

Closure of Existing Social Trails,
Enhanced Erosion Control, and
Native Plant Restoration

N

200

Pacific Ocean

WRT   C S W   ST2   LSA   CE&G

ALTERNATIVE 2: BEACH

Tunitas Creek

Overlook to Tunitas Creek and cliffs

Beach access path

③

Seating along boardwalk

①

Snowy plover nesting habitat protection area

②

N ⊖ ────── 60

Image from VCH

① Log Seating on Beach

John Northmore Roberts

② Habitat Protection Fencing

Image by Lara Dunning

③ Boardwalk Through Habitat Protection Area

Overlook Points

Ranger station and residence with parking

Public restroom

Existing road to remain

Native Planting

Secondary (ADA) trail to mid-bluff

Stair to mid-bluff

Gravel overlook and seating area

③

①

②

N 50

① Overlook Sliced Through Berm

② Seating

③ Ranger Station

ALTERNATIVE 2: ENTRY AND DROP-OFF

No truck/bus/
RV access

Drop-off Area

N

50

ALTERNATIVE 2: PARKING AND OVERLOOK

Exit only

Paved parking with ADA

Planted Medians

Overflow Lot

ADA Accessible Pathway
to Mid-Bluff

①

Existing Cypress Trees
Preserved

N ⊖ 100

Image by Michal Venera
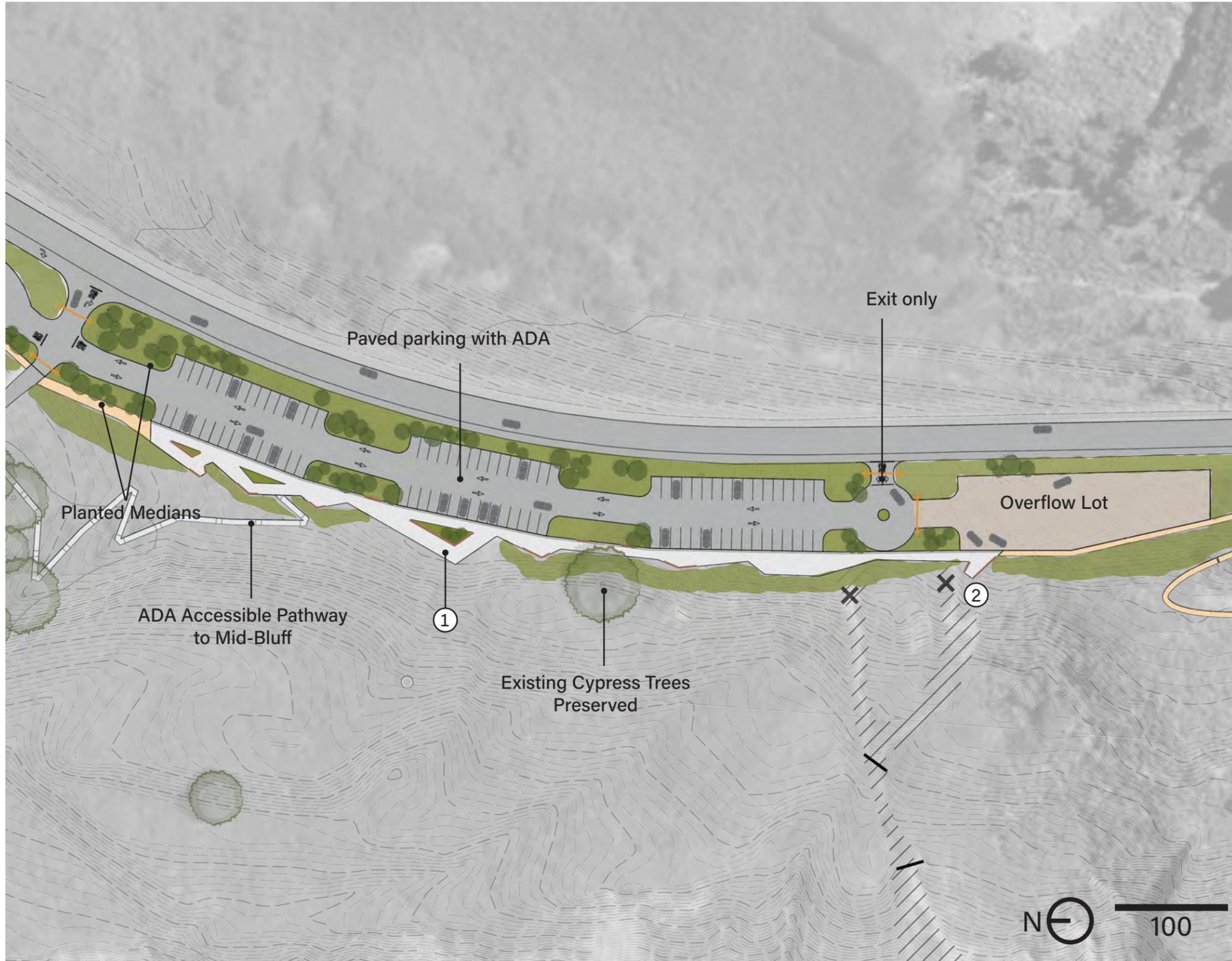
① Primary Overlook

©MGEVING Landscape Architecture

② Secondary Overlook Nook at Top of Bluff

ALTERNATIVE 2: LOOP TRAIL

Rest stop and lookout point along trail

N ⊖ ——— 100
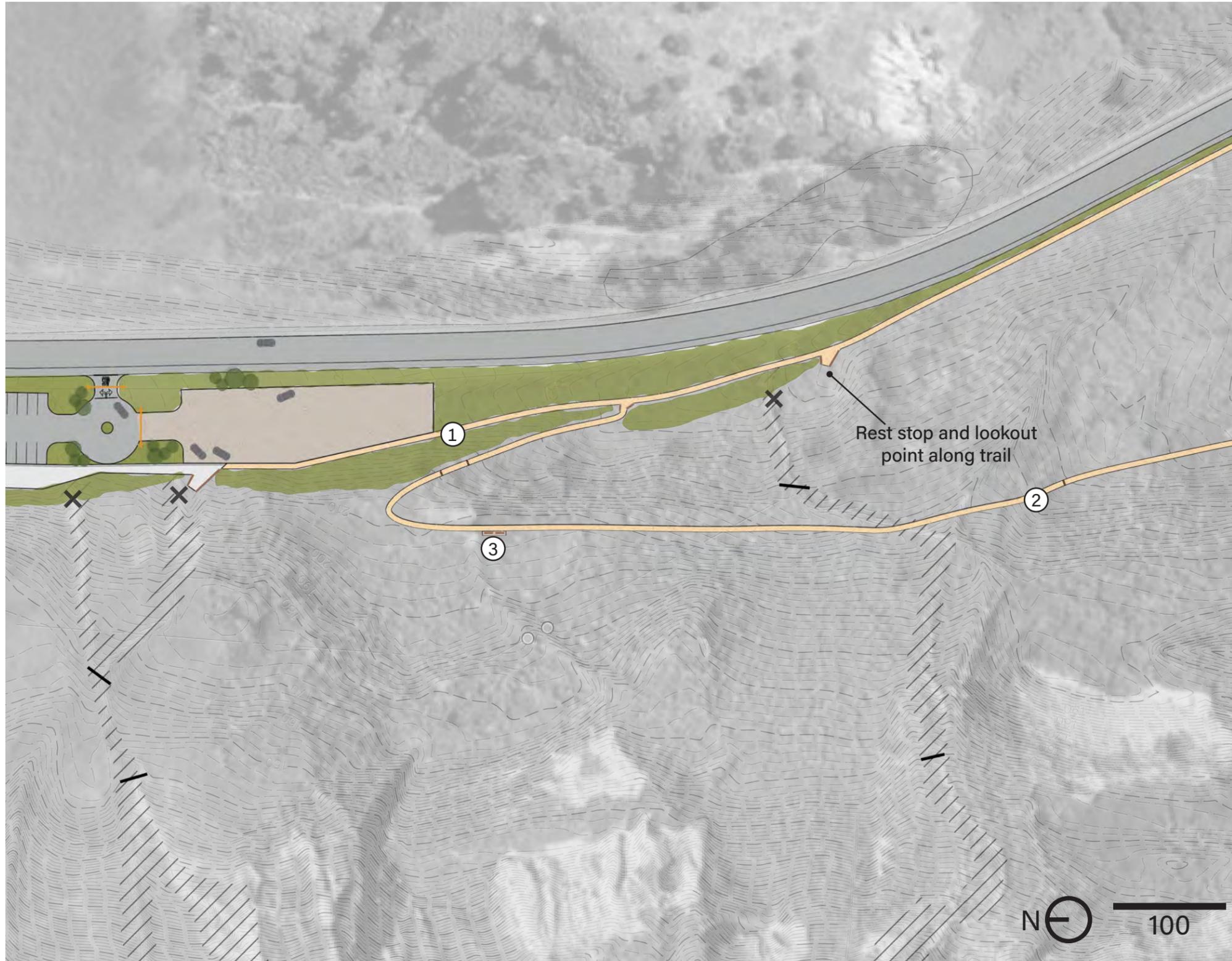
① Loop and Regional Trail-Head

② Loop Trail

③ Overlook Nook along Loop Trail
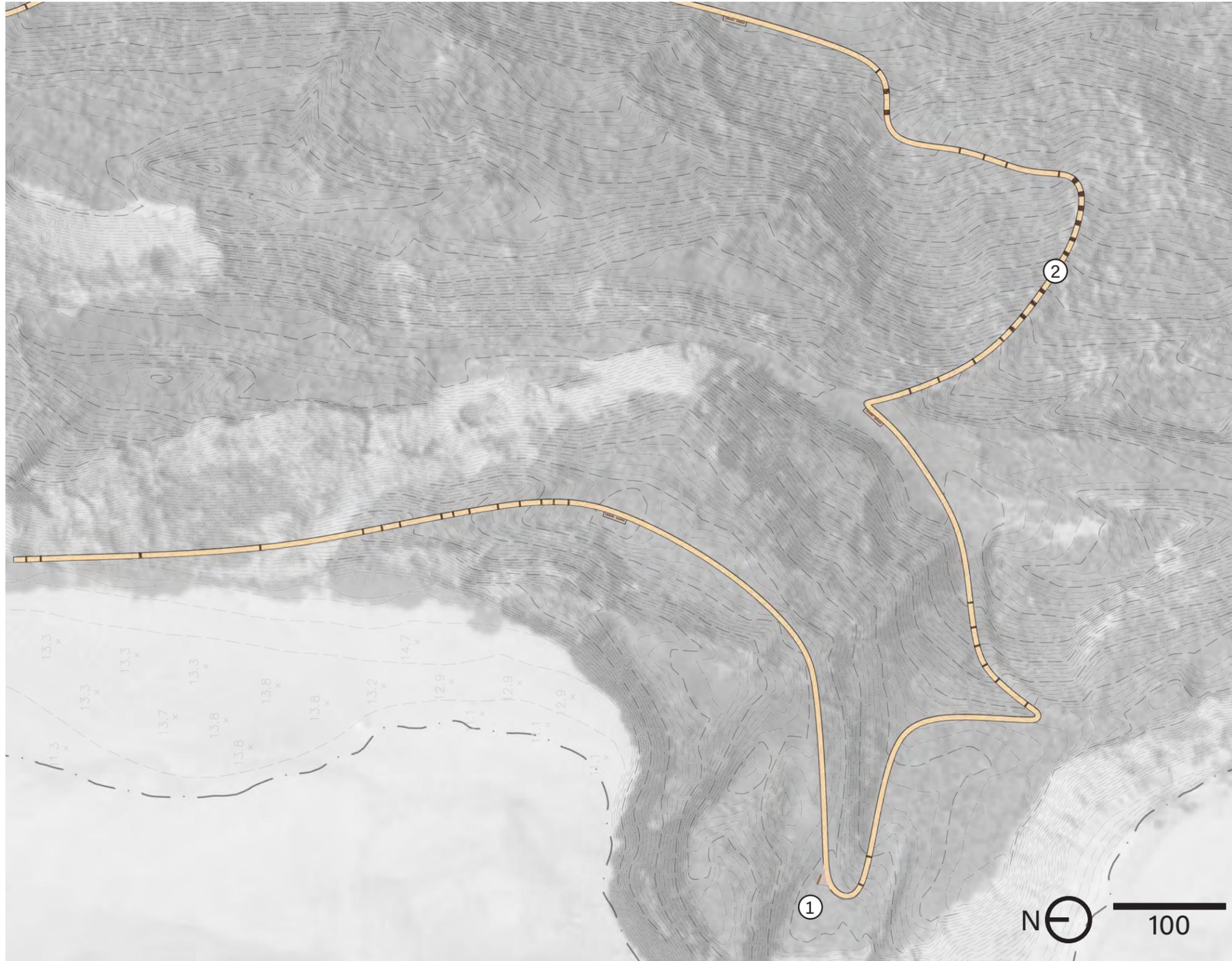
① Overlook on Loop Trail

② Loop Trail

N 100

ALTERNATIVE 3

ALTERNATIVE 3: FULL SITE

Highway 1

Tunitas Creek Open Space Preserve

Tunitas Creek

LEGEND

1   Mid-bluff (See enlargement)

2   Beach entrance
    (See enlargement)

3   Campground and visitor center
    (See enlargement)

4   Parking and overlooks
    (See enlargement)

5   Loop trail and regional trail
    connections (See enlargement)

6   ADA pathway to mid-bluff

7   Connection to regional trails

    Potential Snowy Plover Habitat

    Landslide-prone Slopes

    Closure of Existing Social Trails,
    Enhanced Erosion Control, and
    Native Plant Restoration

N

200

Pacific Ocean

San Mateo County PARKS   POST   Coastal Conservancy   WRT   CSW | ST2   LSA   CE&G

Tunitas Creek

Overlook to Tunitas Creek and cliffs

3

Beach access path

Beach deck structure

Habitat protection fencing

Snowy plover nesting habitat protection area

1

2

N ⊖ —— 60
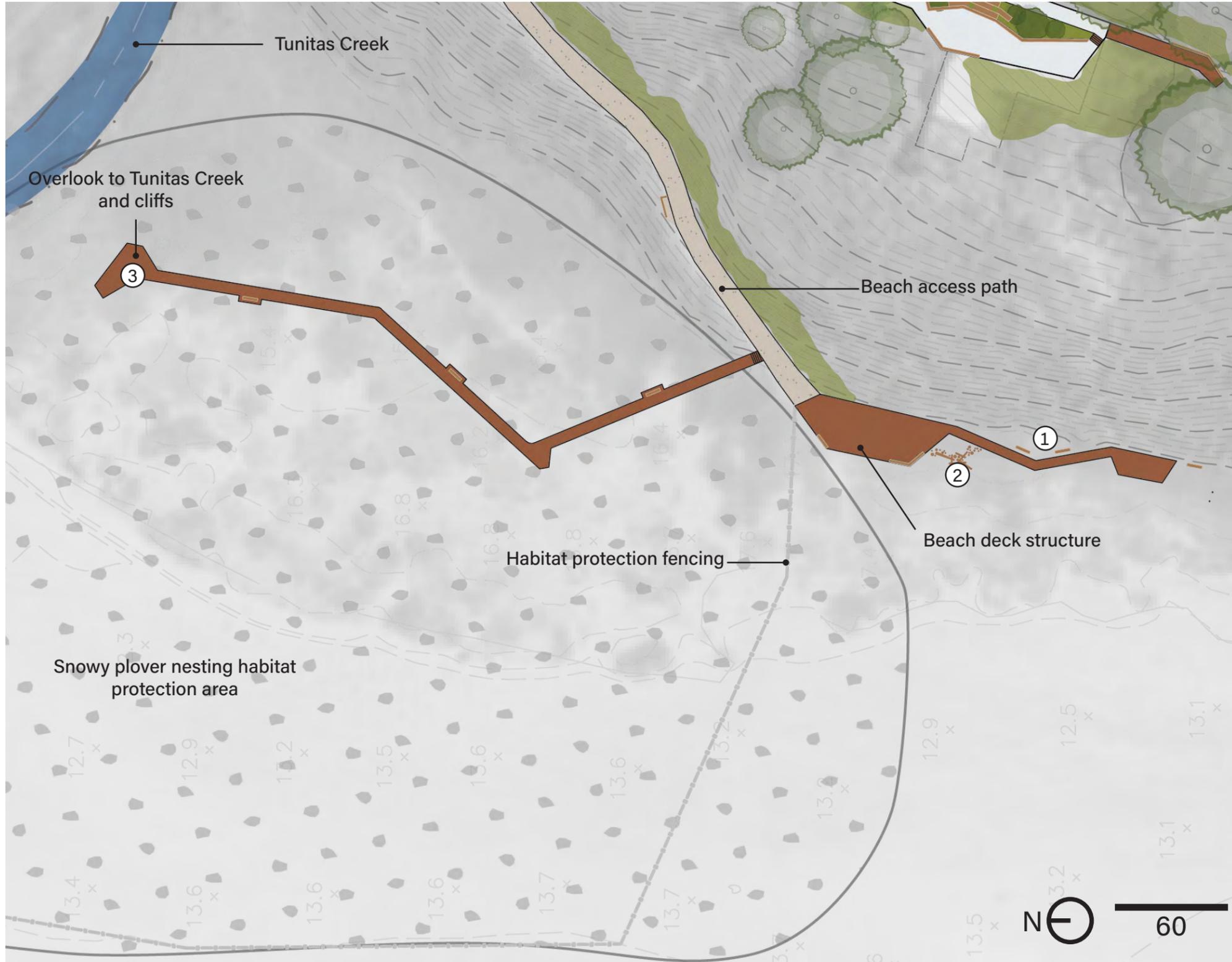
① Log Seating on Beach

Image from VCH

② Driftwood Play Feature

HASSELL   HASSELL   Spektrum Arkitekter

② Overlook on Boardwalk

Nomaji

ALTERNATIVE 3: MID-BLUFF

Ranger station and residence with parking

Public restroom

Overlook Points

Existing road to remain

Native Planting

Secondary (ADA) trail to mid-bluff

Stair to mid-bluff

Overlook to Mussel Rock

Gravel overlook and seating area

①

②

③

N 50

① Slanted Overlook Point

M - Arquitectos

② Seating

W-Architecture

③ Feature seatwall overlook

Rehwaldt LA

ALTERNATIVE 3: CAMPGROUND AND PARKING

ADA Parking

③

Maintenance facility
and water cistern

①

②

N ⊖ ——— 50

Spektrum Arkitekter
① Visitor Center with Restrooms and Picnic Patio

HASSELL
② Natural Play Features

Image by Alexandro Paz
③ Group Camping Pods

Exit only

Paved parking with ADA spaces

Planted Medians

Overflow Lot

②

①

N 100

① Seat Walls Along Overlook

Pushak

② Cantilevered Overlook

Haga Grov and Helge Schelderup

② Overlook Overhead Structure

McGregor Coxall

PERSPECTIVE VIEWS

PERSPECTIVE VIEW: EXISTING SITE

TOP OF BLUFF WALKWAY AND VIEW

PERSPECTIVE VIEW: ALTERNATIVE 1

TOP OF BLUFF WALKWAY AND VIEW

Existing Vegetation

Simple Seating Elements

Natural Walking Surface

Invasive Planting Removed

Enhanced Seating Elements

Paved Walking Surface

Cantilevered Overlook Feature

Additional Native Planting

PERSPECTIVE VIEW: ALTERNATIVE 1

MID-BLUFF VIEWPOINT

Simple Seating Elements

Existing Vegetation

Existing Gravel Walking Surface

Seat Wall

Enhanced Seating Elements

Additional Native Planting,
Invasive Species Removed

Shade Structure

Improved Fencing

Enhanced Seating Elements

Paved Walking Surface

PERSPECTIVE VIEW: EXISTING SITE

BEACH ACCESS AND AMENITIES

Log Seating on the Beach

Snowy Plover Habitat Protection Fencing

Existing Access Trail

PERSPECTIVE VIEW: ALTERNATIVE 2

BEACH ACCESS AND AMENITIES

Removal of Invasive Species from the Beach

Beach Boardwalk Through Snowy Plover Habitat Protection Area

Slope Stabilization Planting

Improved Access Trail

Beach Deck with Shade Structure

Seating Along Beach Access Trail

END OF DESIGN ALTERNATIVES

Now is your chance to share feedback and ask questions! Click "Take the Follow-up Survey" to respond.