



NORTH BEACH

Redevelopment Initiative

City Council Presentation
April 18, 2017





THE VISION

This initiative was undertaken to align investment and vision for North Beach.

- The community has undertaken multiple rounds of planning initiatives and recommendations
- The new Harbor Bridge also presents opportunity for more development and reinvestment into the community
- How can these plans be aligned and implemented under a vision for redevelopment?



PUBLIC ENGAGEMENT

- Gateway Planning was hired by the City to craft a vision for North Beach based on the community's input
 - The Gateway Team met with North Beach stakeholders over a two-day period in September 2016 on the USS Lexington
- Stakeholders included: residents, business owners, land owners, developers, City Staff and Elected Officials, R/UDAT, and members of the North Beach Community Association





WHAT WE HEARD

- Transportation between Downtown and North Beach a missed opportunity
- NB has potential to be a walkable, mixed-use neighborhood, especially around the aquarium and USS Lexington
- Existing infrastructure needs improvement, including stormwater, utilities, roads and sidewalks





WHAT WE HEARD

- More parks and trails, as well as an eco-tourism destination
- City should consider a TIF program for North Beach to help finance some of the improvements
- Housing and housing options are a key issue
- Traffic movement on/off the new Harbor Bridge should not limit or cut off access to the existing North Beach destinations





WHAT WE HEARD

- A first conceptual vision was released in January 2017 and was presented to the public in February.
 - Over 120 citizens and stakeholders attended the meetings and provided input to City Staff
- These comments were then integrated into a revised redevelopment vision.

COMMENT SHEET
OPEN HOUSE
NORTH BEACH REDEVELOPMENT INITIATIVE



If you would like to make a written comment or have any ideas about the project, please fill out the following information and write your comments below.

Name: [REDACTED]

Organization/Company: [REDACTED]

Address: [REDACTED]

City: [REDACTED]

Comments:

Consideration to put electrical lines underground
recreational activities for youth like soccer field,
Baseball court etc
I'd love to see sidewalks and bike path connect
throughout North Beach.
Where is parking for all the visitors that will
come to walk and bike the new Harbor Bridge
in the future?



NORTH BEACH REIMAGINED

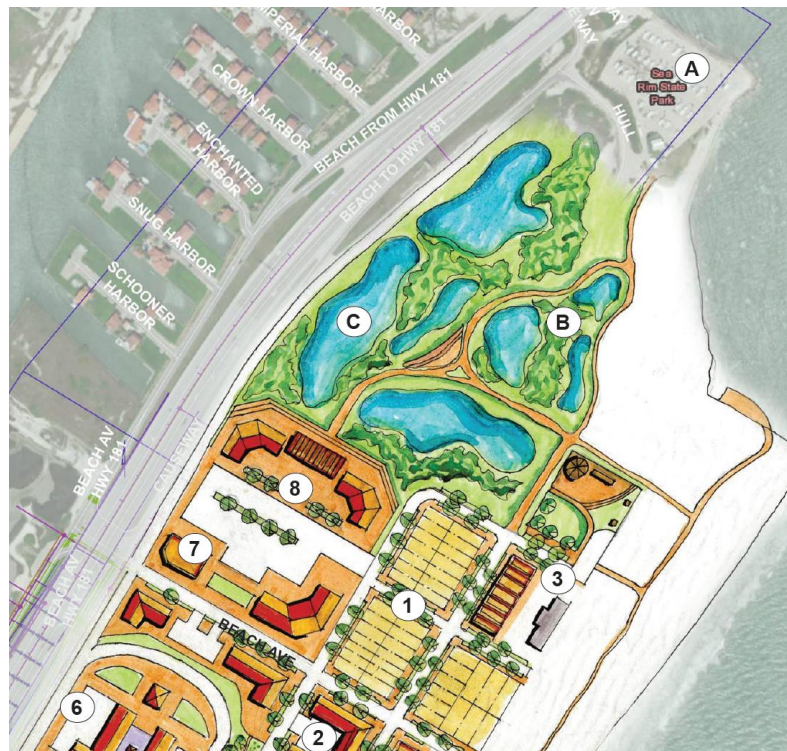
- A new eco-tourism destination
- Improved access to Surfside and Timon from the new Harbor Bridge
- Integrated housing options
 - Attached/Detached Single Family
 - Multifamily
 - Mixed-Use (Hotel/Hospitality)
- Bioswale Esplanade





ECO-TOURISM

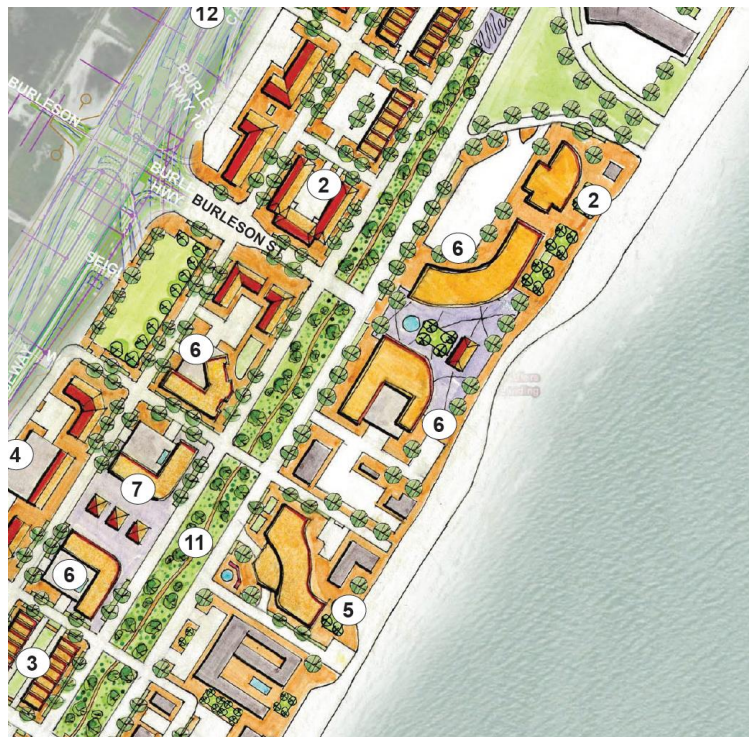
- “Gateway” into North Beach
- Eco-Park with birding, water amenities, trails, dolphin watching, etc.
- Wetland and stormwater mitigation





BEACHFRONT

- Hotel and Mixed-Use development opportunity
- Outdoor pedestrian plazas and parklets
- Beach access and trail integration
- Multifamily housing





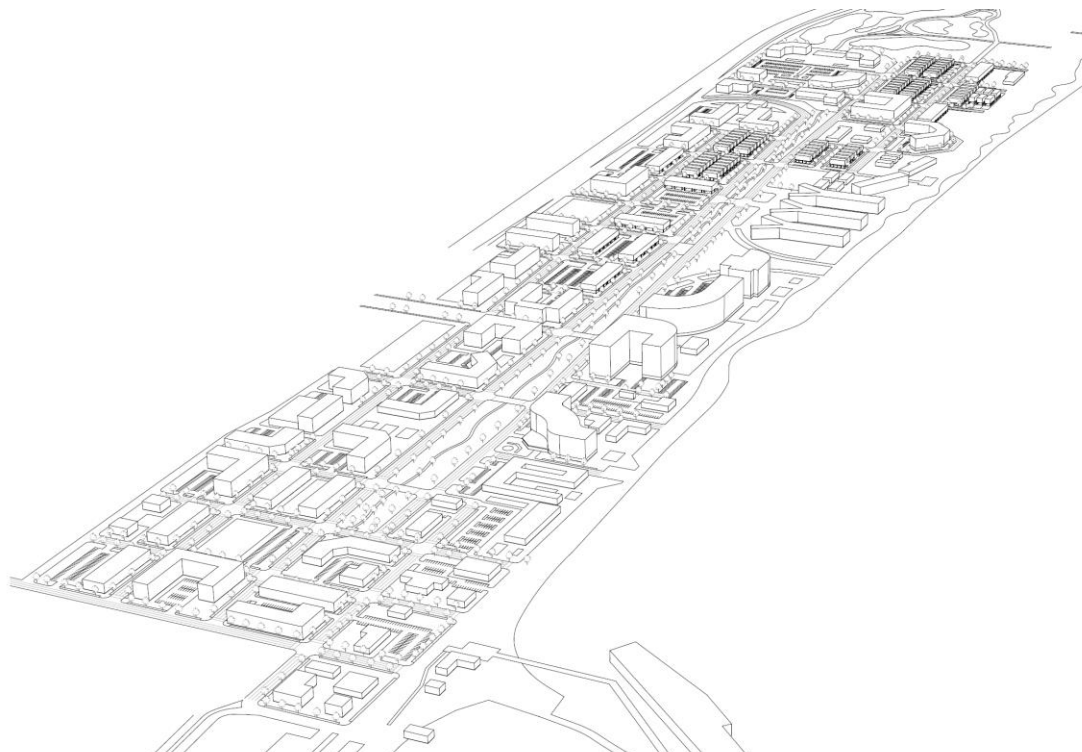
ENTERTAINMENT DESTINATION

- Surfside and Timon realigned for direct access to Aquarium and USS Lexington
- Integrated retail and housing options
- Structured parking
- Roadway and infrastructure improvements





THE OVERALL VISION



DRAFT



NEXT STEPS

- No Council Action today
- Gather Community Feedback
- The Gateway Team will finalize the illustrative and 3D model based on City feedback
- Make recommendations and identify potential future capital improvement program projects

