

LOWER POINT VICENTE

NOTE: This section has been updated May 6, 2015 to reflect further community visioning for the Lower Point Vicente site, as described below.

The Lower Point Vicente site is zoned Open Space Recreation and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public and home to Coast Guard personnel. The lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well.

A pathway (Interpretive Trail) that is part of the City's segment of the California Coast Trail adjacent to the Vicente Bluffs Reserve, is located along the bluff edge of the site. This pathway connects into the Ocean Front Estates bluff-front trail system via a bridge over the storm drain at the northern edge of the site, and to the south it connects to the pathway along Palos Verdes Drive South, leading to Pelican Cove and the Terranea Resort.

SITE GOALS

During continued community visioning for the Lower Point Vicente site, the following goals were established for the concept design for this site:

- Integrate the open space areas around the Interpretive Center into a cohesive vision for publicly-accessible areas for passive recreation in a manner that is sensitive to coastal habitats as well as to existing uses within and adjacent to the site.
- Implement an integrated approach to access and parking for all users.
- Along with a pedestrian path network, identify ideas for open space programming that can be used for educational purposes.
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard.



Lower Point Vicente Existing Conditions



Lower Point Vicente Concept Plan
(Revised 05.06.2015)



SITE CONCEPT PLAN

As a result of the Vision Plan process a Community Focus Committee representing various stakeholders including a Council member, was assembled to continue to develop the vision for Lower Point Vicente. This Committee drafted a concept for the site that incorporated public feedback and synthesized ideas previously presented into one holistic idea for the site.

The concept design for this site shown at left, has been extrapolated from this process and depicts the potential for:

- Maintaining PVIC - The existing Point Vicente Interpretive Center.
- Improving Parking and Vehicular Access - Parking, driveways and drop off areas should be provided in order to serve all site uses. The concept plan includes parking areas to accommodate approximately 150 vehicles, drop off and loading. The parking areas are envisioned as permeably-paved and can incorporate bio-swales between parking aisles in order to soften the environmental impact of the hardscaped parking areas via stormwater filtration and capture runoff from other areas on site.
- Assuring Pedestrian Access – A pedestrian portal and trailhead along Palos Verdes Drive West at the north side of the site allows for pedestrian access into the new open space areas. Likewise the trail network connects through the site to the Seascape Trail and the Point Vicente Lighthouse, along the bluff encouraging a larger more-regional connection, since this trail is part of the City's segment of the California Coast Trail. New crosswalks for pedestrians that link trails and connect across vehicular accessways are also introduced.
- Formalizing Open Space and Trail Networks – A new trailhead and trail system encompassing an enhanced existing bluff-front trail, as well as new connections through and around the site inland would open access across the site, connect to the Preserve trail system, and extend toward the bluff and the Upper Point Vicente site.

The trail network could be complimented by a series of programmed learning stations or outdoor exhibits where visitors can read and interact with historical and nature elements. The stations shown left, are conceptual in nature; design and theme would be decided in future design phase. Stations could be designed to incorporate learning opportunities about natural habitats, flora / fauna.

Portions of the trails should be designed to be accessible to visitors with disabilities.

- Open space and picnic areas are to be planted with native and locally appropriate vegetation. See the Appendix for site planting recommendations. Plant selection should be done carefully with the existing animal habitats in mind. See Chapter 5 for recommended site furnishings. Fuel modification-appropriate vegetation along northern property line.
- A bioswale is included along the north side of the site and through the parking area(s). This naturalized feature would help capture and filter stormwater runoff, as well as provide habitat. The bioswale would need to be studied and engineered in later phases. In addition, a habitat corridor can be studied for inclusion through the site for nesting birds and animals.

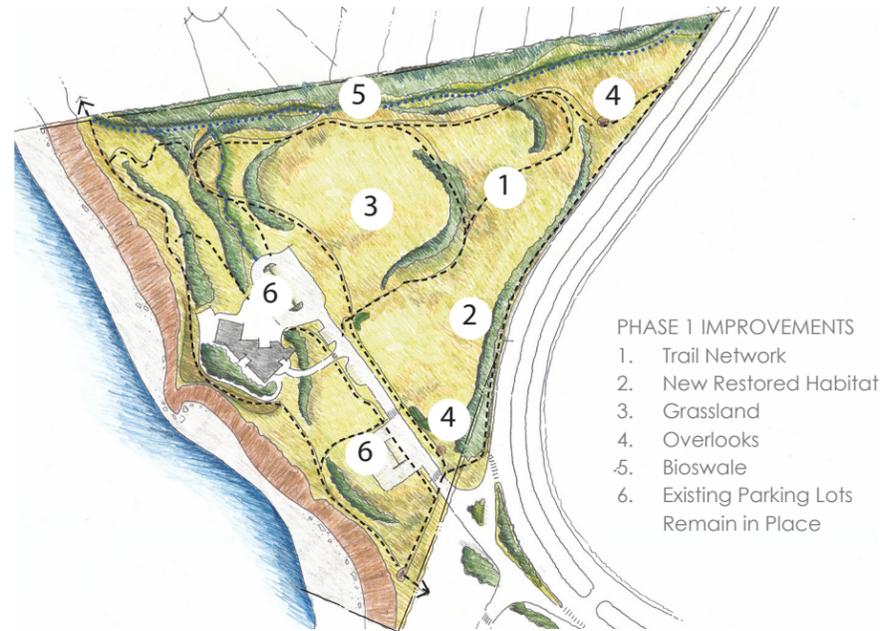
Care should be taken to avoid negative impact on the site's neighbors as well as drivers and cyclists along the adjacent roadway, through sound-mitigation, preservation of site lines, and related design strategies. A buffer of at least 150 feet should be maintained between trails and private properties to the north. If included on the site, educational stations should be located so as to reduce noise that could carry over to neighboring properties. Any trees planted on site should be carefully located with sight-lines in mind both from adjacent properties and from Palos Verdes Drive West, consistent with the visual corridors identified in the City's local Coastal Plan.

RECOMMENDATIONS FOR IMPLEMENTATION

The improvements identified as part of the vision plan can be phased over time. The priority for improvements are the new trail network and open space enhancements. The following list outlines the recommended steps for full implementation:

- Improve runoff and erosion control as necessary and address other first order needs relating to safety, natural conditions, and the visitor experience. Perform existing-conditions studies or survey needed.
- Complete detailed design of the open space areas, trail network, bioswale, etc.
- Implementation of Phase 1 improvements (see right) to include: new trail network, restored plantings and habitat, grassland area, trail overlooks and trailheads, trail markers, park furnishings, and bioswale(s).
- Implementation of Phase 2 improvements to include outdoor exhibits and new parking areas.

Phase 1 Improvements



Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)

