



# Beach Boulevard

## INFRASTRUCTURE RESILIENCY PROJECT

### EXISTING CONDITIONS SURVEY RESULTS

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## 1. Survey Purpose and Overview of Responses

On September 10, 2020, the City of Pacifica (City or Pacifica) released an online survey to assist in informing the development of the Beach Boulevard Infrastructure Resiliency Project (BBIRP). The purpose of the survey was to gain a better understanding of stakeholder interests, priorities, and concerns related to the project area. The survey was open for three weeks and was circulated to stakeholders via the project website, e-blasts, and social media posts. It was also publicized at stakeholder and community meetings, including the September 3<sup>rd</sup> Pacifica Collaborative meeting and September 24<sup>th</sup> BBIRP virtual kick-off Community Workshop.

The map-based survey was developed using the Maptionnaire platform. Sixteen questions were asked including multiple choice, single answer and map-based questions where respondents could place pins indicating places they visit, areas of concerns and areas for improvement. The list of survey questions is included in Appendix A.

The survey closed on October 1<sup>st</sup> with 191 total respondents and 830 individual map responses. Figure illustrates the age range of survey respondents. 64% of respondents were over the age of 50 while 32% were between 30-49 years. The lowest percentage of respondents came from the under 29 years category, with a total percentage of 4%. These findings indicate that the virtual survey was able to reach a cross-section of stakeholders particularly those over 50 years of age, and that more work could be done to engage stakeholder under the age of 29 including youth, college students and young adults that live in and near Pacifica.

Other demographic data collected included residence and occupation location. Only two respondents live outside of Pacifica, both in San Francisco. The other respondents represent a mix of different neighborhood perspectives such as Sharp Park, Linda Mar, Fairway Park, Vallemar, Rockaway Beach and Manor.

### What is your age?

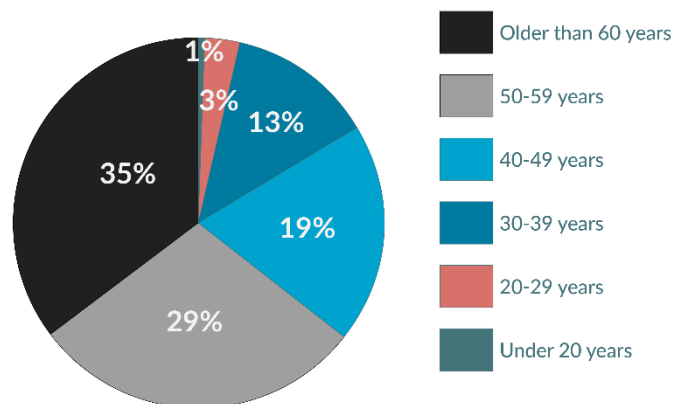


Figure 1: Age range of survey respondents.



## 2. Key Findings

Key findings from the survey responses include the following:

- Respondents expressed a **great appreciation for living in Pacifica**, including its natural beauty as well as its connection to the Pacific Ocean.
- **Protection and safety of people, homes and businesses was the most commonly expressed concern.**
- Many respondents also voiced concern with **project funding**, particularly if public funds would be used to protect private property.
- Respondents acknowledged that **sea level rise is a significant short-term and long-term issue** for the City.
- Respondents are **active and social people**. They enjoy spending their time along Beach Boulevard recreating, visiting with friends, taking in the ocean and wildlife, shopping, and participating in their local government. Respondents enjoy visiting Beach Boulevard all throughout the year and can typically find places to park and can access the activities they enjoy
- The **need for additional maintenance and enhancement** (i.e., cleaning, landscaping, etc.) was an overarching theme across the majority of survey responses.
- Given past failures of the North Wall section and that it is a reinforced earth retaining wall and not a typical type of seawall, there were concerns shared about the **North Wall's lack of structural integrity and safety**. There were also clusters of feedback focused on the Pacifica Municipal Pier (e.g., replacing it) and closing the gap between the South Wall and the berm at Clarendon Road.
- Survey responses indicate a **range of perspectives in envisioning Pacifica's future**. Many residents and visitors appreciate the non-commercial and seamless connection to the sea the current seawall and promenade provides. Others stressed the need for significant infrastructure updates, particularly for safety reasons and as a means to modernize the area.



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Figure 2 summarizes all of the map-based input received on the survey. The map shows where the pin responses are for where people visit, where they park, what concerns they have and what improvements they suggest. The map shows where there were concentrations of responses all along Beach Boulevard and moving east towards and beyond Highway 1. Additional maps of the responses, including individual maps by the four project structures, are included in Appendices B-D.

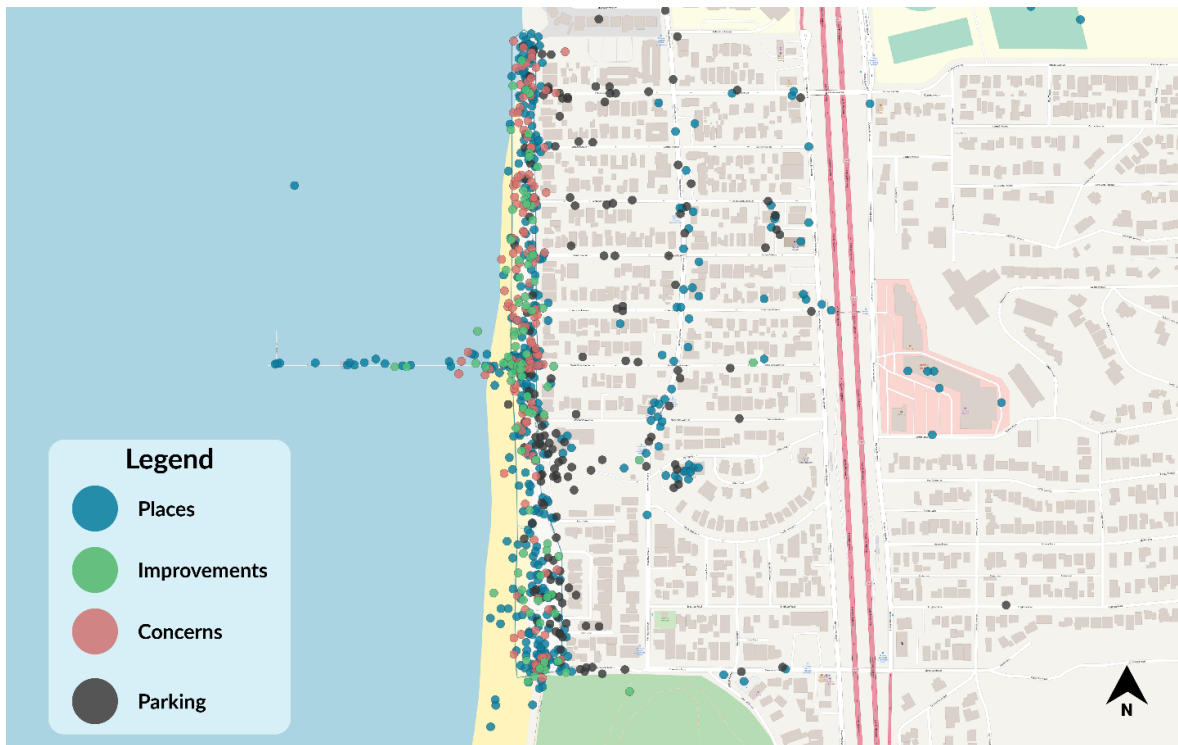


Figure 2: All map-based responses.



### 3. Current Uses and Pacifica Character

Survey responses indicated that the BBIRP project area is regularly visited. As illustrated in Figure 3, only 17% of survey respondents said they visit the area less than once a month while the remaining respondents visit the area anywhere between once or twice a month to every day. Of the four project structures – North Wall, Pier Wall System, South Wall, and South Gap – 44% of respondents indicate they visit the North Wall while the Pier sees the fewest with 7% (Figure 4).

How often do you use or visit facilities and services connected with the Beach Boulevard Seawall or promenade area?

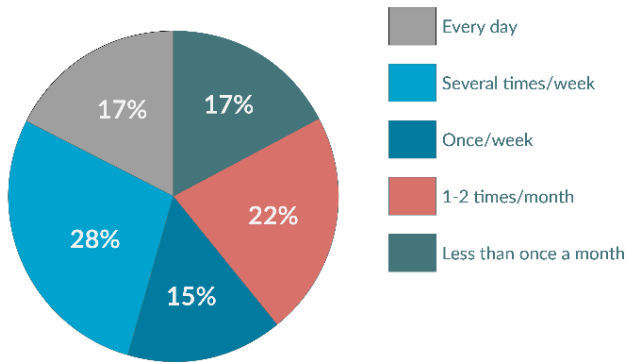


Figure 3: Frequency of visits to BBIRP project area.

Percent of Visitors Among Four Project Structures

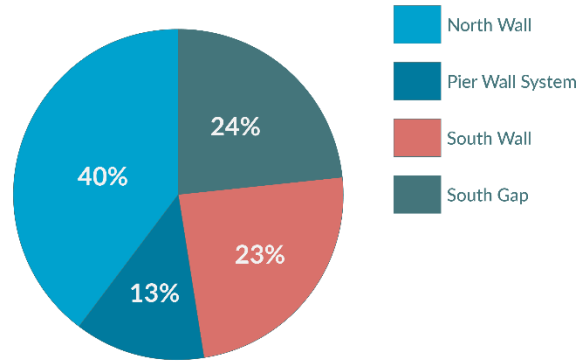


Figure 4: Visitor percentage among four BBIRP project structures.

Survey respondents are active and social. The survey results indicated how people like to spend their time along the Beach Boulevard area, including:

- **Exercise and Recreation:** Golfing, cycling, walking, playing tennis, hiking, running, fishing, surfing, and visiting the beach.
- **Nature and Relaxation:** Sitting and enjoying the views of the ocean and wildlife.
- **Supporting Local Businesses:** Shopping, visiting restaurants, and running errands.
- **Spending Time with Friends and Family:** Whether it be at the beach, along the promenade, on a walk or at a restaurant, survey respondents voiced their appreciation for the Beach Boulevard area as a place to gather, particularly for Sharp Park residents.
- **Community Involvement:** Attending City Council and other government meetings and staying involved and informed.



## Parking

Figure 5 highlights where visitors park when visiting the project area. Results indicate that major parking hubs do not exist within the project area, although there are more parking options along the South Wall and close to the South Gap. The majority of pins shows that people can find parking closer to the beach, with approximately 30% of pins spread out along Beach Boulevard. Approximately 60% of respondents said they think parking is sufficient in the area while also noting that parking is dependent on the weather and that it is usually easier to find parking on weekdays than on weekends. There was also acknowledgement that COVID-19 has improved parking availability since there are fewer people visiting the project area.

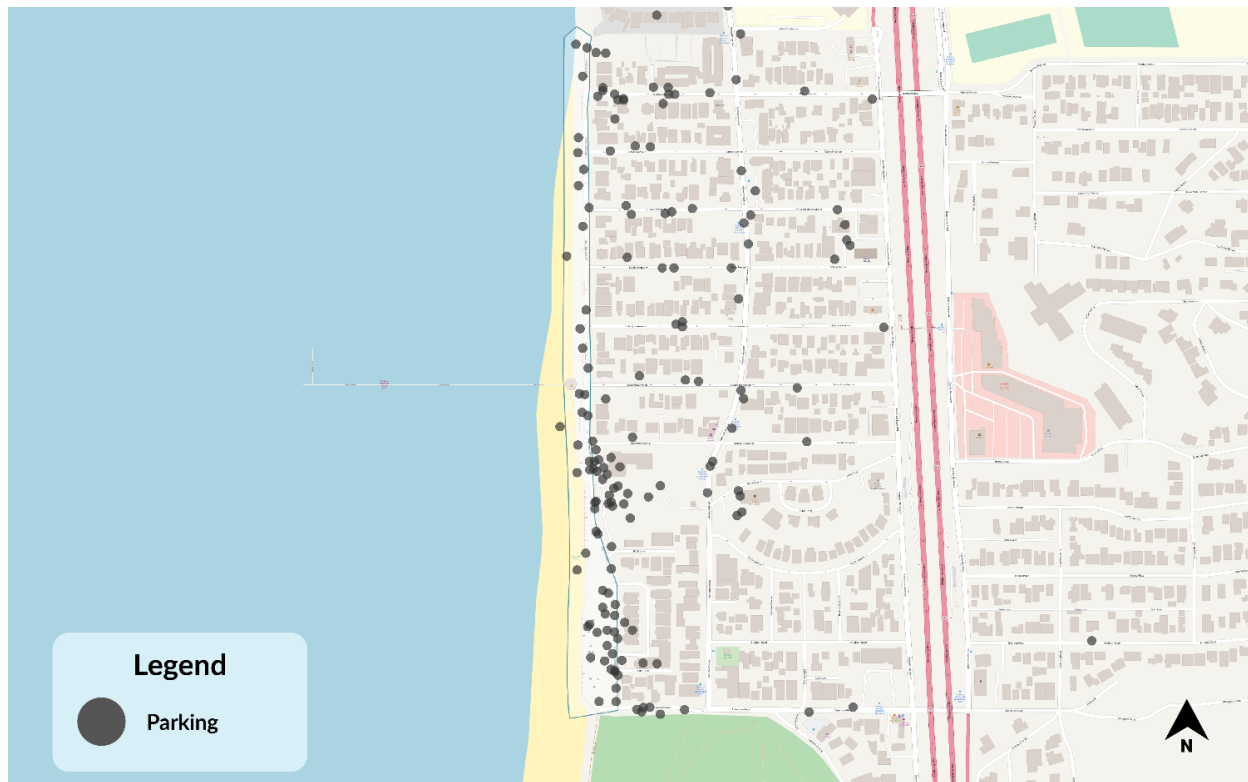


Figure 5: Map-based responses of parking.

## Stairway Access

While approximately 49% of respondents indicated that the existing beach access stairways are sufficient, recommendations were received for cleaning and better maintaining these stairways. Other viewpoints on the existing stairways include:

- More designated access points and accessibility for people with disabilities and those with limited mobility.
- More landscaping.
- More stairs along the South Wall.

## Timing of Visits

When asked about the best time (of day or season) to enjoy the promenade, approximately 46% of respondents said that all hours and all seasons are great times to visit the promenade. Weather permitting, respondents have



a shared appreciation for the promenade throughout the day, although late afternoon and early evening (e.g. during sunset) are particularly popular times to visit. There was also a shared theme that early mornings are a popular time to visit since as there are fewer visitors at that time.

## Pacifica Character

The survey asked how the current seawall and promenade reflect the unique character of Pacifica. Responses indicated a distinct appreciation of the area, particularly its natural features and embodiment of the community. Some responses include:

- Beautiful small-town feel
- Accessible to all
- Unobstructed path for people to enjoy the coastline, which is a unique feature
- The area reflects Pacifica’s artsy nature and expansive natural resources.
- The area reflects the soul and reputation of Pacifica in that it is not overly developed.
- Visitors see, feel, and hear the ocean.

Other respondents expressed sentiments that the seawall and promenade are in disrepair as a result of perceived poor planning and/or neglect. There is a sense that many residents and visitors appreciate the non-commercial and seamless connection to the sea the current seawall and promenade provides while others stress the need for significant updates particularly for safety reasons but also to modernize the area.

## 4. Existing Conditions

### Impacts of Coastal Flooding

Figure 6 represents how respondents’ use of the project area has been impacted by coastal flooding. Specifically, 53% indicated that coastal flooding has significantly or somewhat hindered their enjoyment and 47% said coastal flooding has not hindered their enjoyment at all.

To what extent has coastal flooding of the promenade hindered your enjoyment of this space?

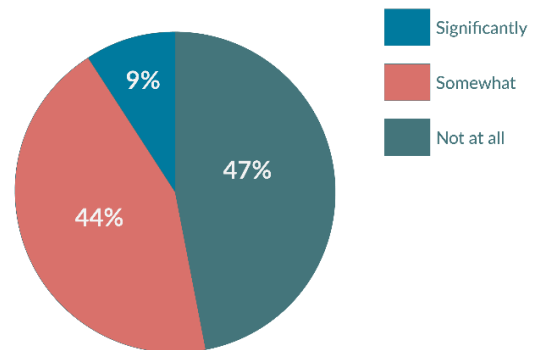


Figure 6: Coastal flooding impact responses.



## Concerns

Figure 7 shows all of the pins respondents placed to indicate where they have concerns on a variety of topics. The overarching concern is safety due to overtopping and flooding with approximately 40% of pins placed along the North Wall, 29% along or around the Pier, 15% along the South Wall and 16% at the South Gap.

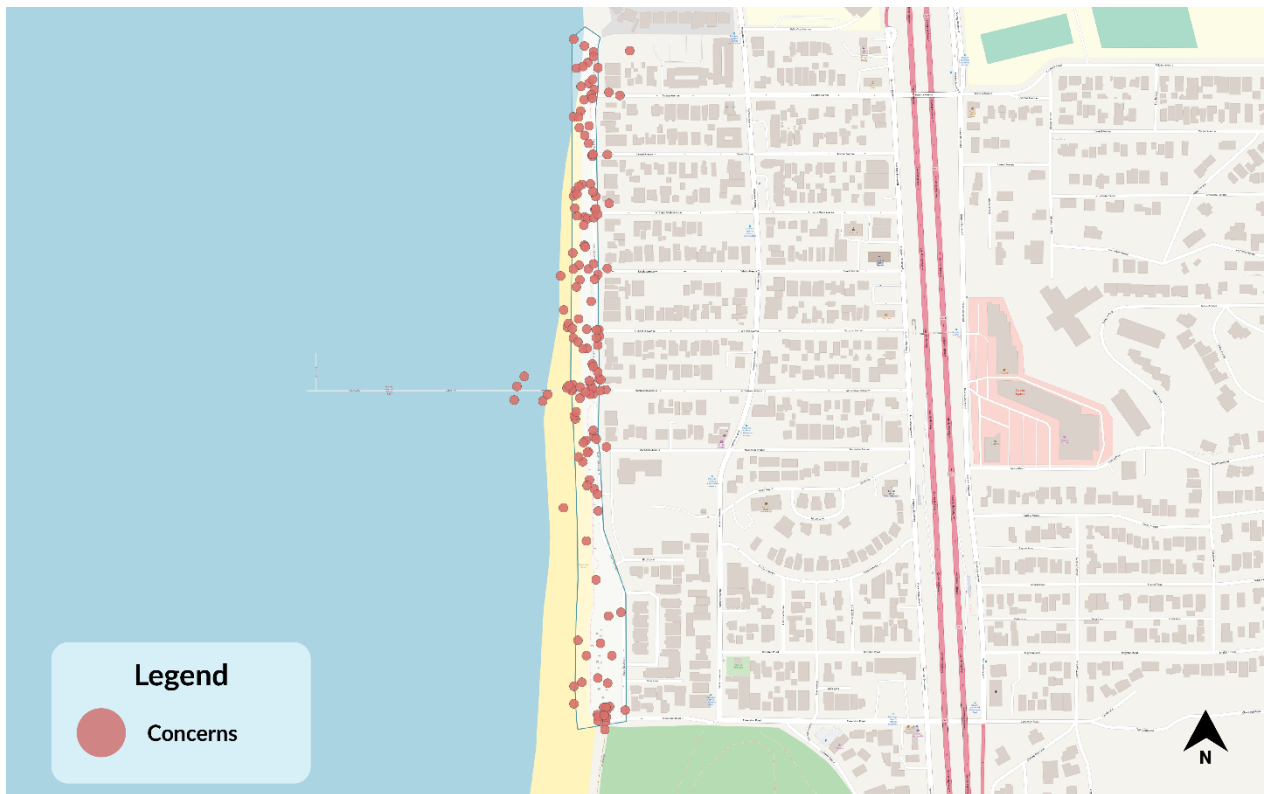


Figure 7: Map-based responses of concerns.

Key themes and specific concerns include the following:

- **Structure and Safety**
  - Adding more concrete surfaces will not solve the issues (of sea-level rise).
  - Focus on where the wall has given way in the past (i.e., Salada Avenue).
  - Perception that the North Wall is not an actual seawall
  - Failure would disrupt Beach Boulevard with all of its underground utilities and create issues for residents living west of Palmetto.
  - There is past damage from rising seas and bad storms.
  - Flooding and overtopping
  - Erosion
  - The current structure (North Wall) is barely protecting the area now.
  - There are cracks in the street and sidewalk.
  - There is fear about the foundation of the pier abutment wall and it may not last another decade.
  - Close the South Gap between the seawall and the berm.





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- **Planning and Funding**

- There is concern that any expensive attempts to harden the sea wall will not last long enough to justify the expense.
- There is concern about the use of public funds to protect private infrastructure, such as homes.
- Attempts for development here have been misguided in the past.

- **Maintenance and Neglect**

- Sand comes through the South Gap every time there is a storm. It seems like a lot of work for the City to clean it up, sometimes needing to use big equipment.
- The pier looks neglected and unmaintained.



## Recommended Improvements and Future Vision

Figure 8 shows all of the recommended improvements that were provided. The distribution of improvement pins are similar to the concern pins in that the North Wall received the most with 39%. The South Wall and South Gap received more improvement pins than concerns with 36% and 23% respectively, and the Pier only received 2% of the improvement pins. The overlapping distribution of the pins reflect overarching themes of promoting protection and safety. However, responses to this question indicate conflicting viewpoints, particularly on whether or not maintain riprap structures in the area.

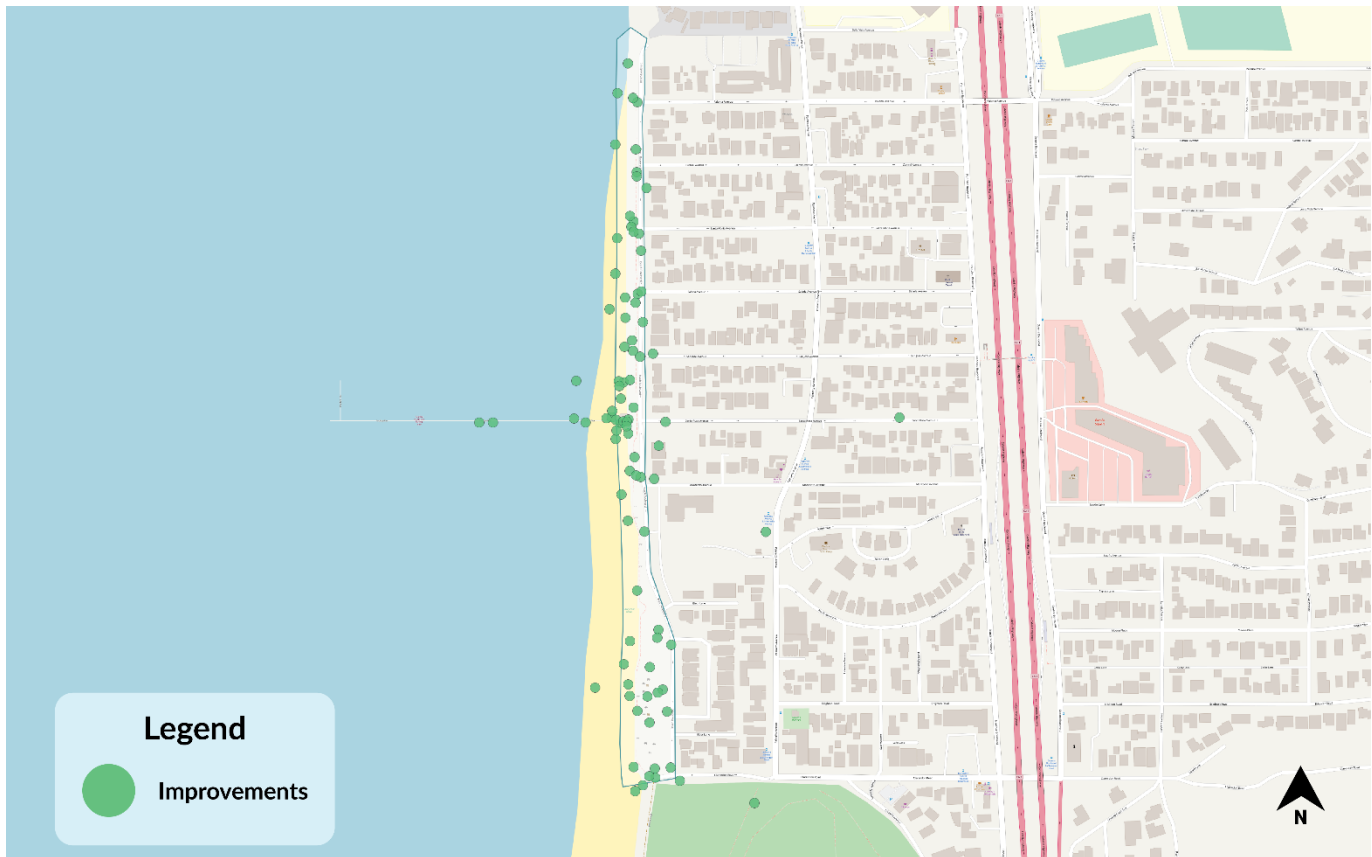


Figure 8: Map-based responses of improvements.



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Key themes and specific concerns include the following:

- **Structure and Safety**

- Protect people, businesses and homes.
- Replace the North Wall.
- A whole new state-of-the-art seawall is needed. Scotland and the UK have excellent examples of engineering.
- Make the seawall higher so that it prevents waves from breaking over and flooding the sidewalk and road.
- Replace the foundation and retaining wall at the base of the Pier.
- Areas of cracks need to be re-filled and reinforced.

- **Structure and Safety, Continued**

- The Clarendon boundary could be improved as a raised berm, where the golf course will serve as emergency buffer to future inundation. It need not ruin or end the use for golf, as it will be occasional and recoverable. This area (South Gap) is a perfect buffer against sea level rise and is almost a basin now. Small additions would make this a major asset.
- Remove old sewage pipes.
- Be mindful of unprotected development.
- Increased riprap and removal of homes
- Remove the riprap that has destroyed the sandy beach.

- **Modernize, Enhance and Restore**

- A more warm welcoming design and décor (maybe some wood & additional lights & seating, like the Half Moon Bay Princeton Pier by Barbara's Fish Trap).
- Beautification and enhancement of promenade and seawall.
- Close the area to traffic and make it a full park.
- Expand small businesses by the water.
- Maybe removal of the Pier should be considered at some point in the future, or creating something in its place. Something that would work with the ocean and the landscape?
- The City needs to be more creative and consider innovative possibilities instead of the same old way of thinking and doing. Budget is a constraint, however with long-term planning, money can be raised through programs that encourage and support innovative solutions.

- **Maintenance**

- It would be great if the picnic tables, benches, garbage cans/trash pick-up and the walkway could be cleaned on a regular basis, particularly in the summer months.
- Rebuild or replace the seawall while also maintain the sandy beach.



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### Amenities

In addition to improvements, respondents were asked about amenities, specifically, what should be added to enhance public use and enjoyment of the Beach Boulevard promenade/seawall area. Key themes and specific amenities include the following:

- **Infrastructure**

- Keep the area as natural as possible to maintain Pacifica's character.
- More seating and benches
- More dining, particularly outdoor dining
- More vendors and small businesses (food carts, beach supply and souvenir vendors, etc.)
- Additional signs and enforcement of people not feeding the birds
- New library

- **Community**

- Improved and more picnic areas
- Better and more areas for community gatherings
- Art and culture activities
- Informational/education signage including historical information
- Music

- **Landscaping**

- Modernize, update and maintain new landscaping.
- Preserve and enhance the memorial garden at the end of the berm.
- Plant more native greenery.

- **Recreation**

- Kayaking
- Parasailing
- Wider walkways for bike and pedestrian movement.
- Improved pathways
- More bike parking
- Rentals - beach umbrellas, blankets, Frisbees, hats, bicycles, Segway's, surf boards, etc.
- Add a dedicated bike lane

- **Transit, Parking and Access**

- Increased public transit to area
- More parking areas
- Electric car charging stations
- Rental scooter/bike kiosks
- More parking

- **Other**

- Update the public restrooms to include diaper changing facilities in both gender bathrooms.
- Additional sink areas for people to clean fish after fishing
- Additional receptacles for garbage, pet waste, recycling and compost – particularly in the picnic areas



## 5. Stakeholder Engagement

Figure 9 indicates how stakeholders would like to be engaged on the project moving forward. 43% recommended online or virtual engagement strategies such as a comment portal, additional surveys and social media. 35% recommended utilizing existing meetings or convening specific meetings to provide project updates and solicit input. 20% indicated they would be interested in reviewing draft project documents as they become available.

Specific stakeholder engagement recommendations included:

- Residents should be "over" engaged. Reach everyone, not just Sharp Park residents, and be thorough.
- Develop a database of historical photos and images to inform future planning.
- More advanced notice of meeting dates, survey deadlines and general project updates.
- More surveys like this one and others that can happen "on the spot" and in the project area, either by setting up a tabling or asking people to complete surveys in real time.
- While in-person meetings are preferred, respondents recognize the constraints and safety priorities related to COVID-19.
- Signs or billboards in and near the project area noticing upcoming meetings or project information.
- Emphasize project benefits, provide information on project alternatives and share consistent updates.

How would you like to receive updates and provide input on the Seawall Program? Choose all that apply

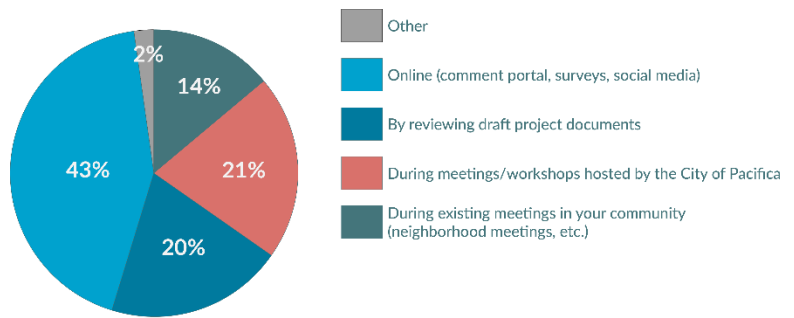


Figure 9: Stakeholder engagement preferences.

# Appendix A

## City of Pacifica Beach Boulevard Infrastructure Resiliency Project Online Survey Questions

### Background and Introduction

Thank you for taking the time to complete this survey for the City of Pacifica Beach Boulevard Infrastructure Resiliency Project!

The Project is being designed to create a multi-benefit solution to protect public infrastructure, recreational activities, numerous homes, businesses, and the community at large, from impacts associated with coastal flooding and erosion. It aims to build climate resilience into the most vulnerable segment of the City of Pacifica's shoreline.

The purpose of this survey is to hear from you and gain a better understanding of your interests, priorities, and concerns related to the project area.

### General Instructions:

- **To place pin, use your mouse (or fingers) to drag the pin to your desired location. Click the green "check" to save your pin and add your comment. You can place multiple responses for all mapping activities.**

### Questions

#### **Current Uses and Pacifica Character**

1. How often do you use or visit facilities and services connected with the Beach Boulevard Seawall or promenade area?
  - a. Less than once/month
  - b. 1-2 times/month
  - c. Once/week
  - d. Several times/week
  - e. Every day
2. When you visit the Beach Boulevard promenade area, where do you typically go, and what activities do you participate in?

**Instructions: Please place a pin for each individual place you typically visit and describe the activity you participate in the comment box.**

3. If you drive when visiting the promenade area, where do you typically park? Is the existing number of parking spaces sufficient for the enjoyment of Pacifica's shoreline?
4. In your view, are beach access stairways sufficient for enjoyment of the Beach Boulevard area? If not, what else is needed?
5. When is the best time (time of day or season) to enjoy the promenade?
6. How does the Beach Boulevard Seawall/promenade reflect the unique character of Pacifica?

### Existing Conditions

7. Where do you have concerns regarding the Beach Boulevard Seawall and current/future impacts to the surrounding community (particularly as they relate to sea level rise and flooding)? Where are improvements needed?

**Instructions: Place red pins in the areas you have concerns. Place blue pins in the areas where improvements are needed. Use comment box on each pin to describe the type of improvement needed.**

8. To what extent has coastal flooding of the promenade hindered your enjoyment of this space? Please explain.
  - a. Not at all
  - b. Somewhat
  - c. Significantly[include space for them to write]

### Future Vision

9. How can the future Beach Boulevard promenade and surrounding area best maintain the character of Pacifica?
10. What specific changes or community amenities would you like to see added to enhance public use and enjoyment of the Beach Boulevard promenade/seawall area? This could include infrastructure improvements, recreation opportunities, transportation improvements, etc.

**Instructions: Use pins to list amenities, describe the amenity for each pin placed.**  
**Multiple pins can be placed for different amenities.**

### **Communication/Engagement Preferences**

11. How would you like to receive updates and provide input on the Seawall Program? Choose all that apply.
  - a. During existing meetings in your community (neighborhood meetings, etc.) [If yes, name the meeting/group]
  - b. During meetings/workshops hosted by the City of Pacifica
  - c. By reviewing draft project documents
  - d. Online (comment portal, surveys, social media)
  - e. Other: [short answer]
  
12. Do you have any other suggestions on stakeholder engagement for the Beach Boulevard Infrastructure Resiliency Project? (comment box answer)
  
13. Would you like to opt into our distribution list to receive email updates on the Beach Boulevard Infrastructure Resiliency Project? (choose one)
  - a. Yes
  - b. No[if yes, please provide email address]

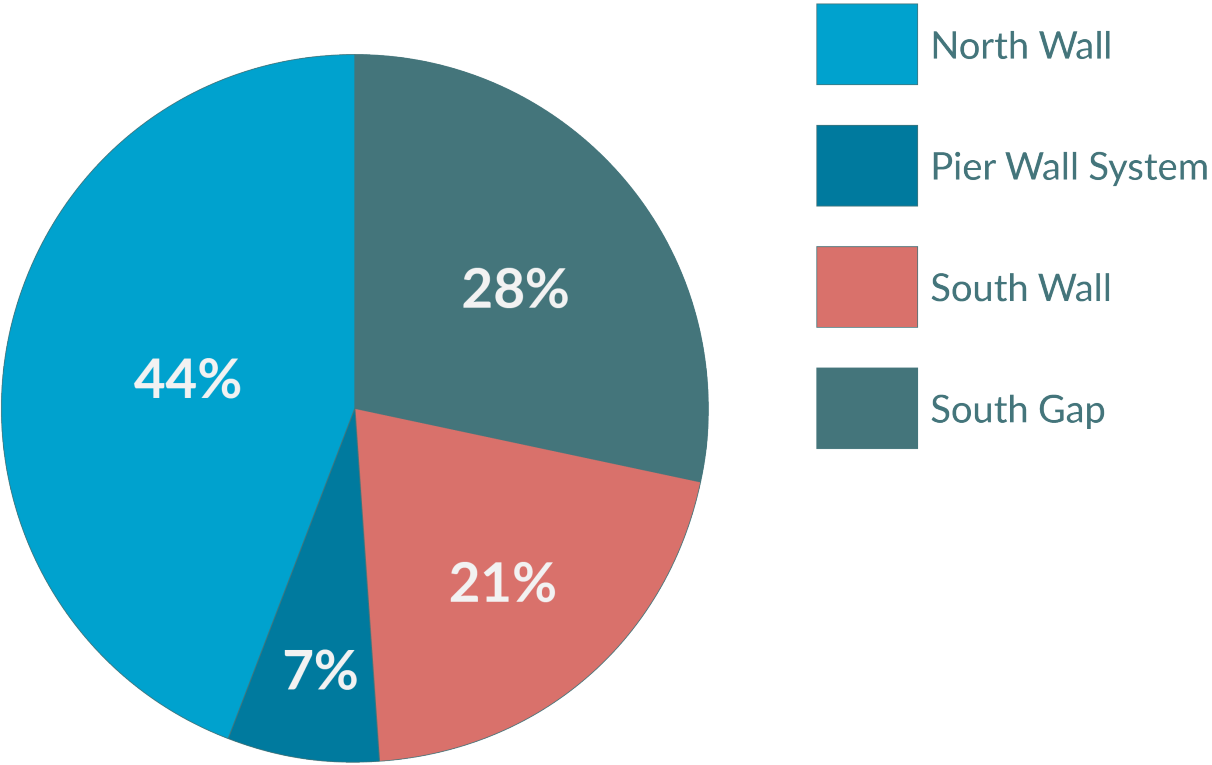
### **Demographics**

14. What city/neighborhood do you live in (enter zip code)?
  
15. What neighborhood do you work in? (enter zip code)
  
16. What is your age? (choose one)
  - f. Under 20 years
  - g. 20-29 years
  - h. 30-39 years
  - i. 40-49 years
  - j. 50-59 years
  - k. Older than 60 years

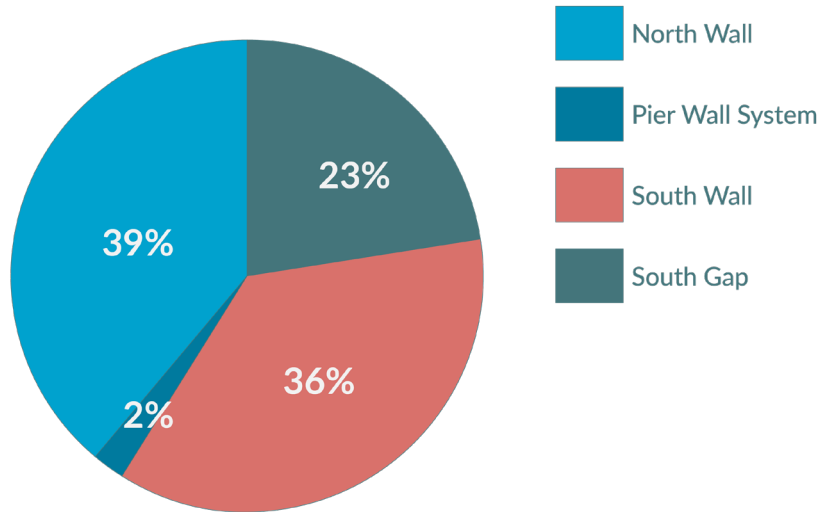


# Appendix B

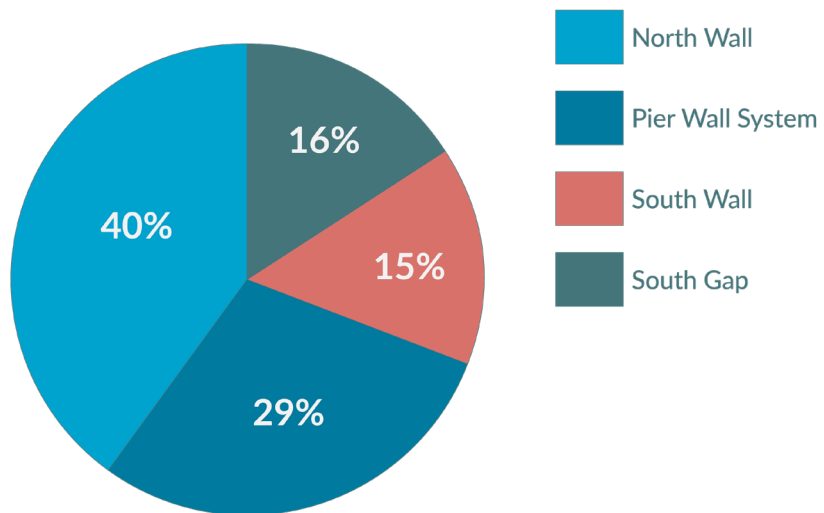
## Responses of Places People Visit



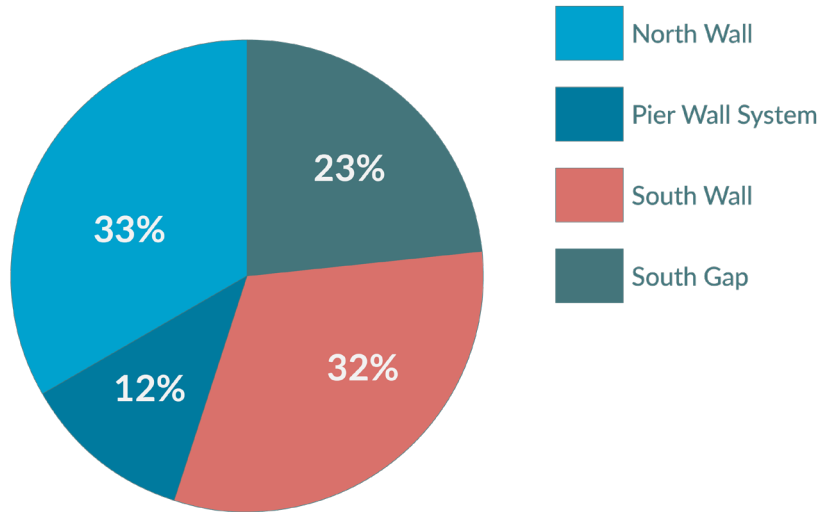
## Placement of Improvement Responses



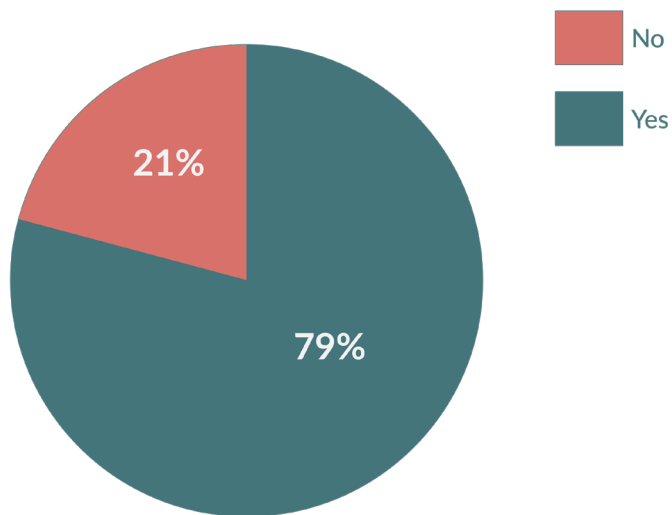
## Placement of Concern Responses



## Placement of Parking Responses



## Would you like to opt into our distribution list to receive email updates on the Beach Boulevard Infrastructure Resiliency Project?

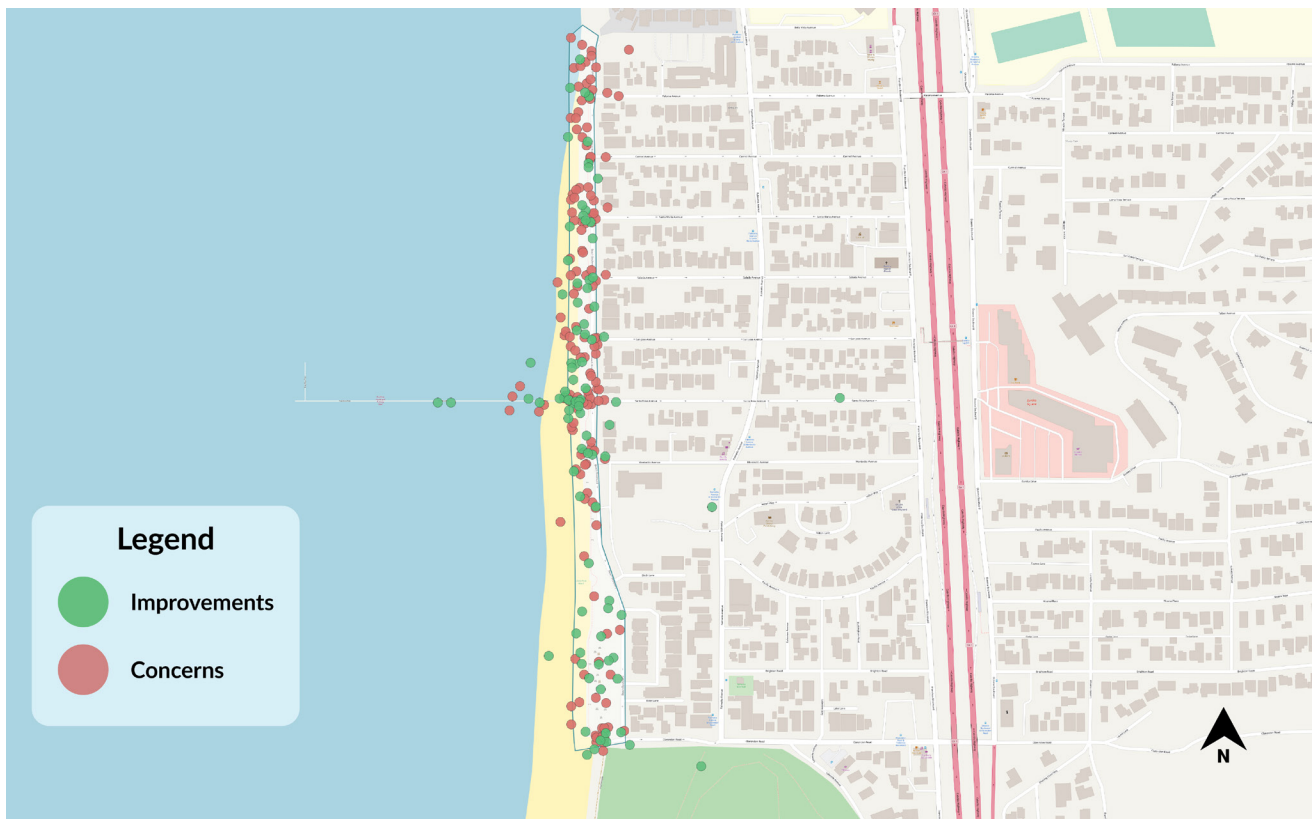


# Appendix C

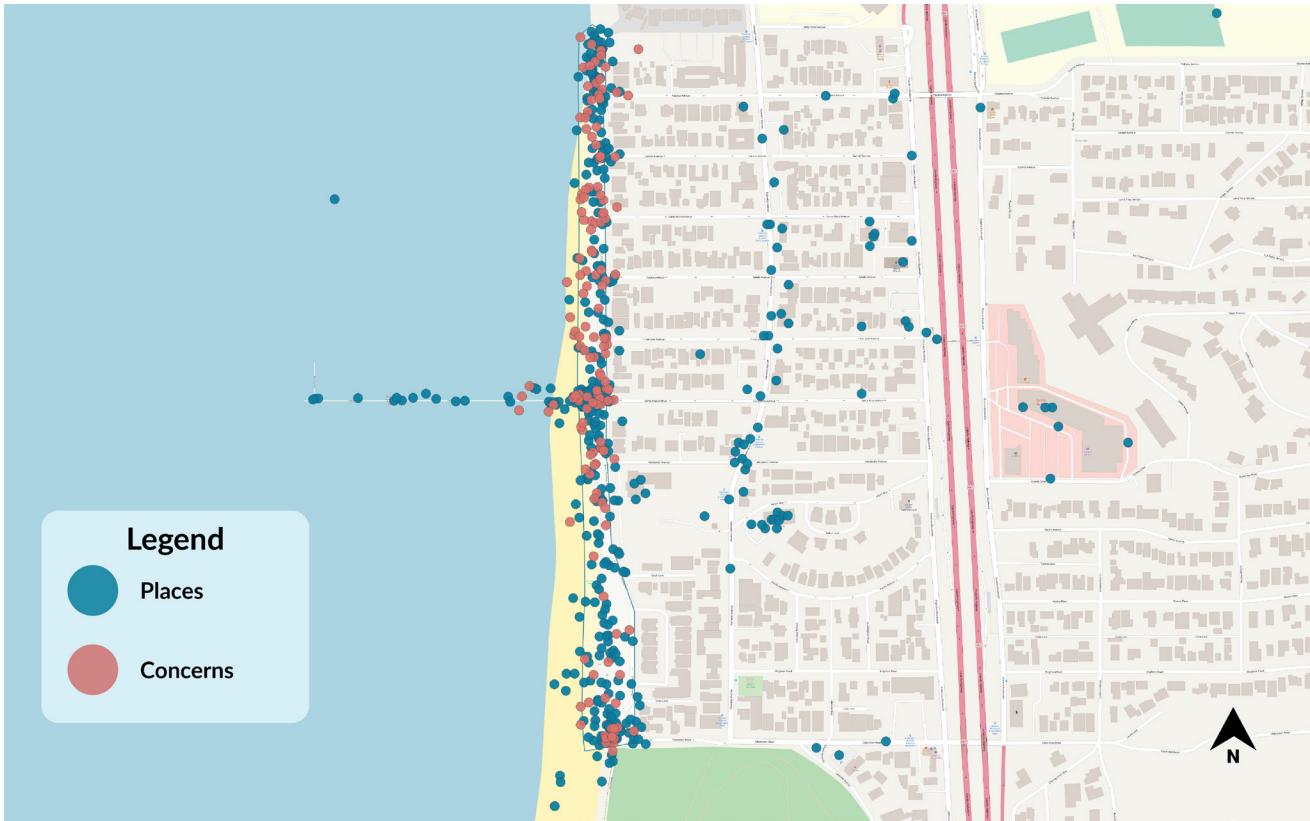
## Visited Places Map Responses



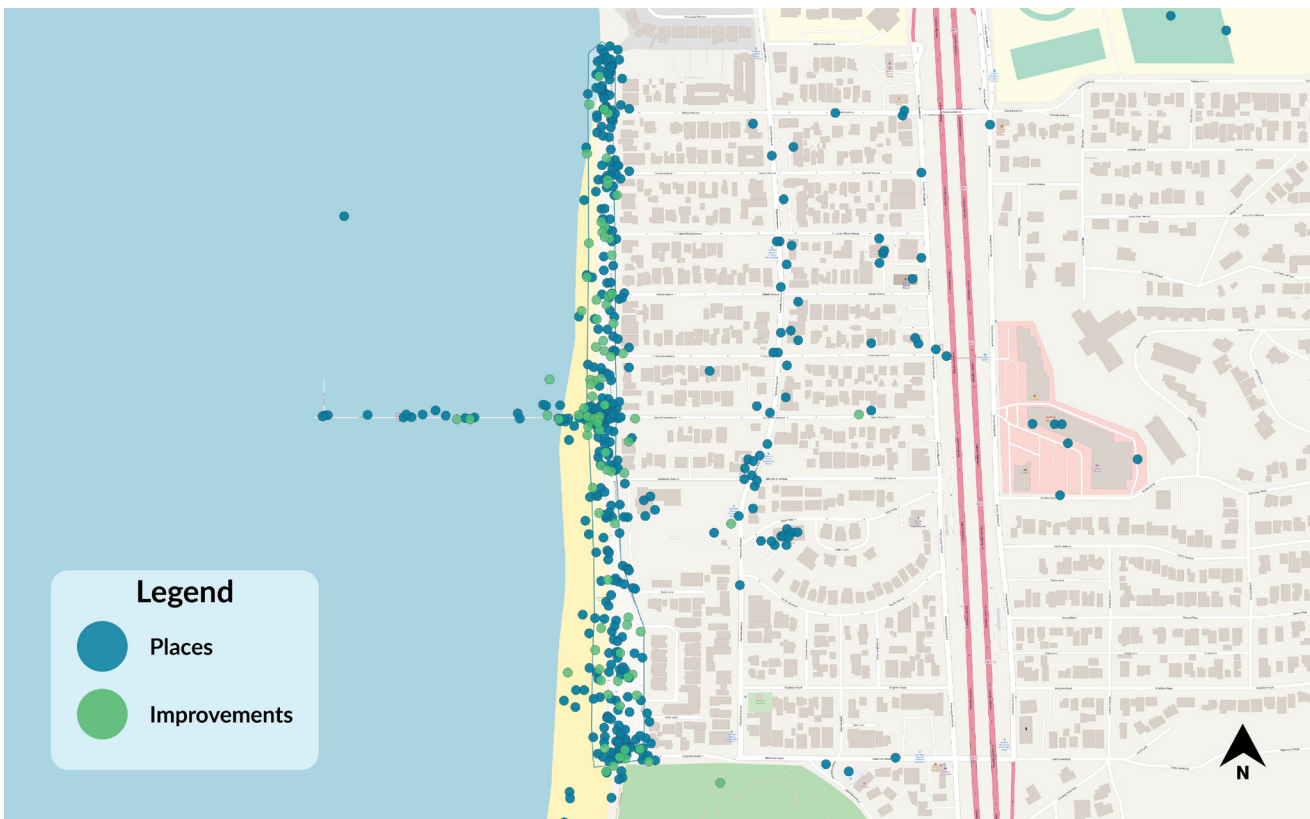
## Improvements & Concerns Map Responses



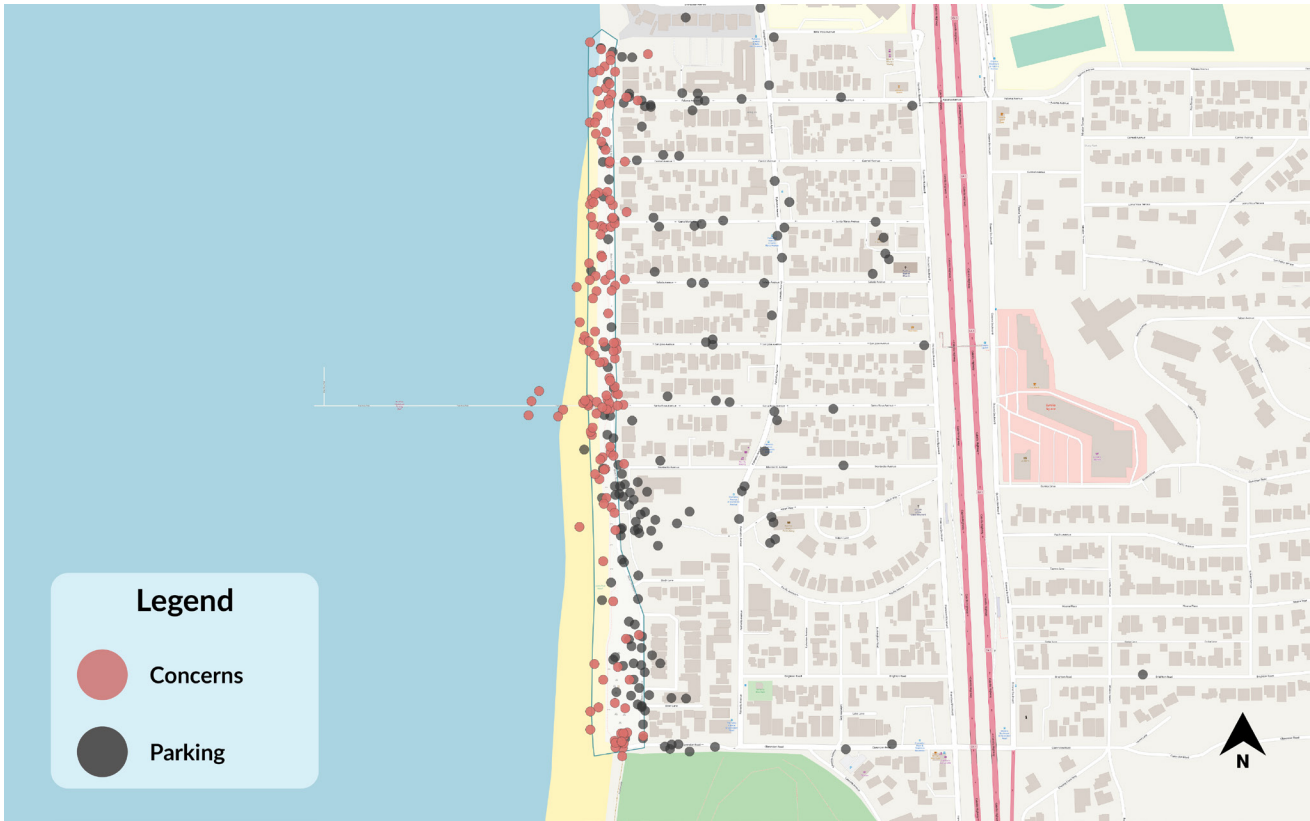
## Places & Concerns Map Responses



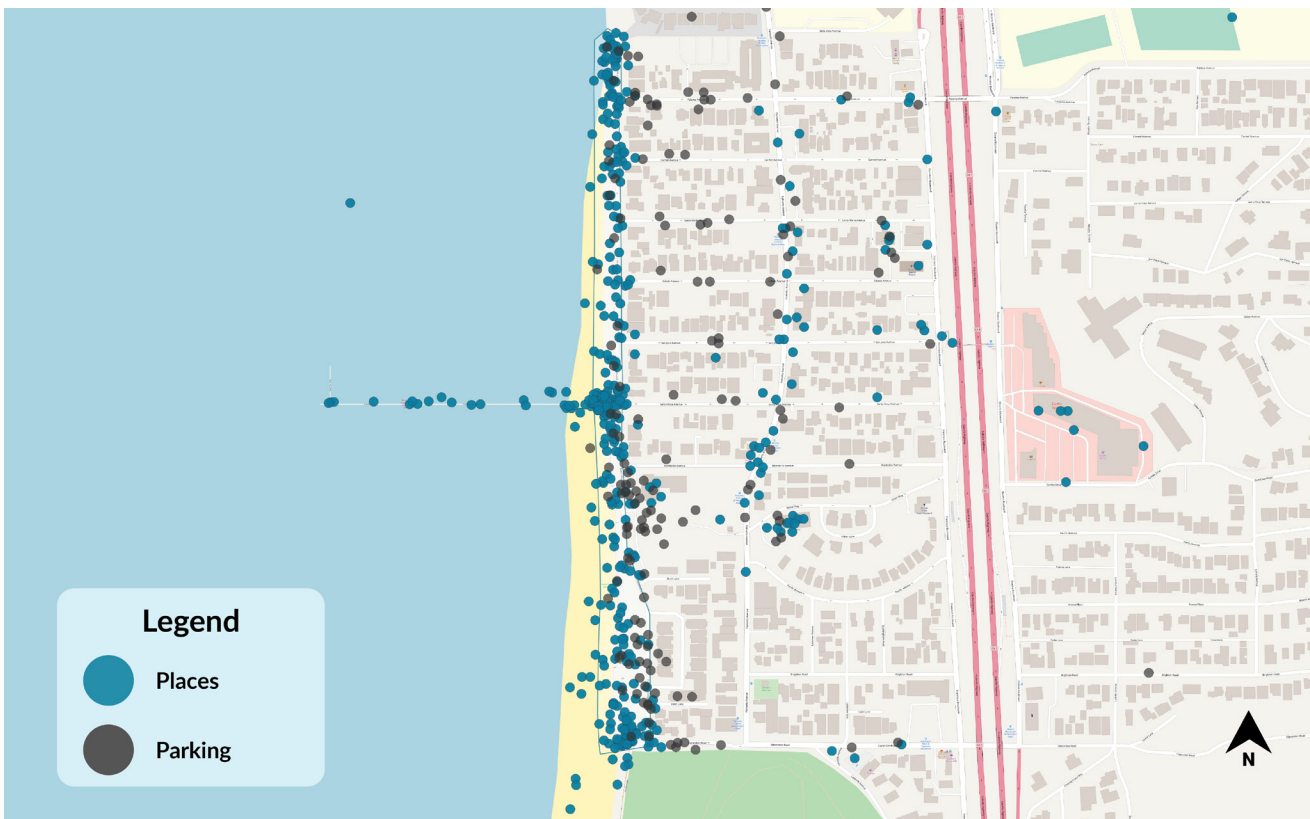
## Places & Improvements Map Responses



## Parking & Concerns Map Responses

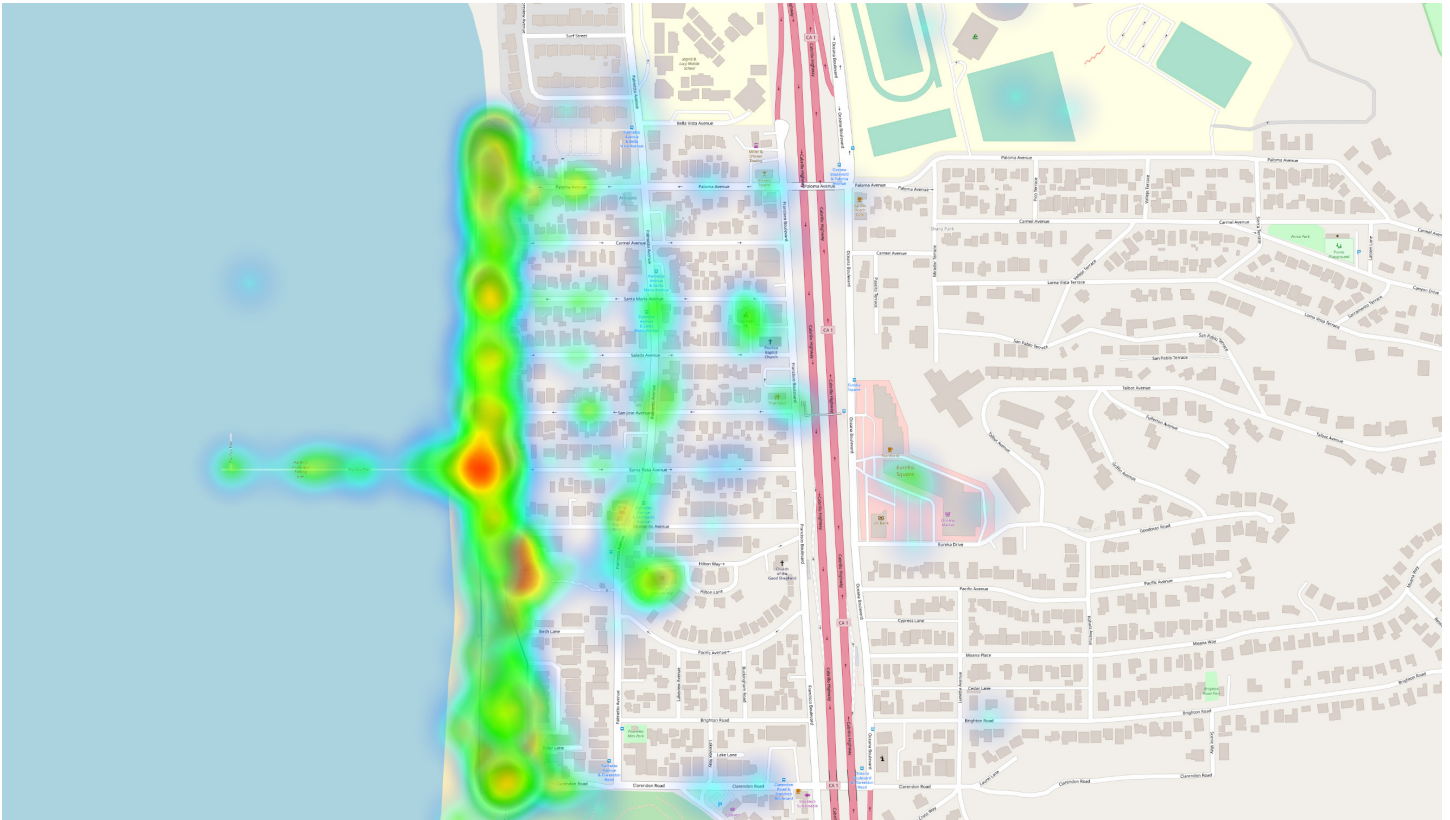


## Parking & Places Map Responses

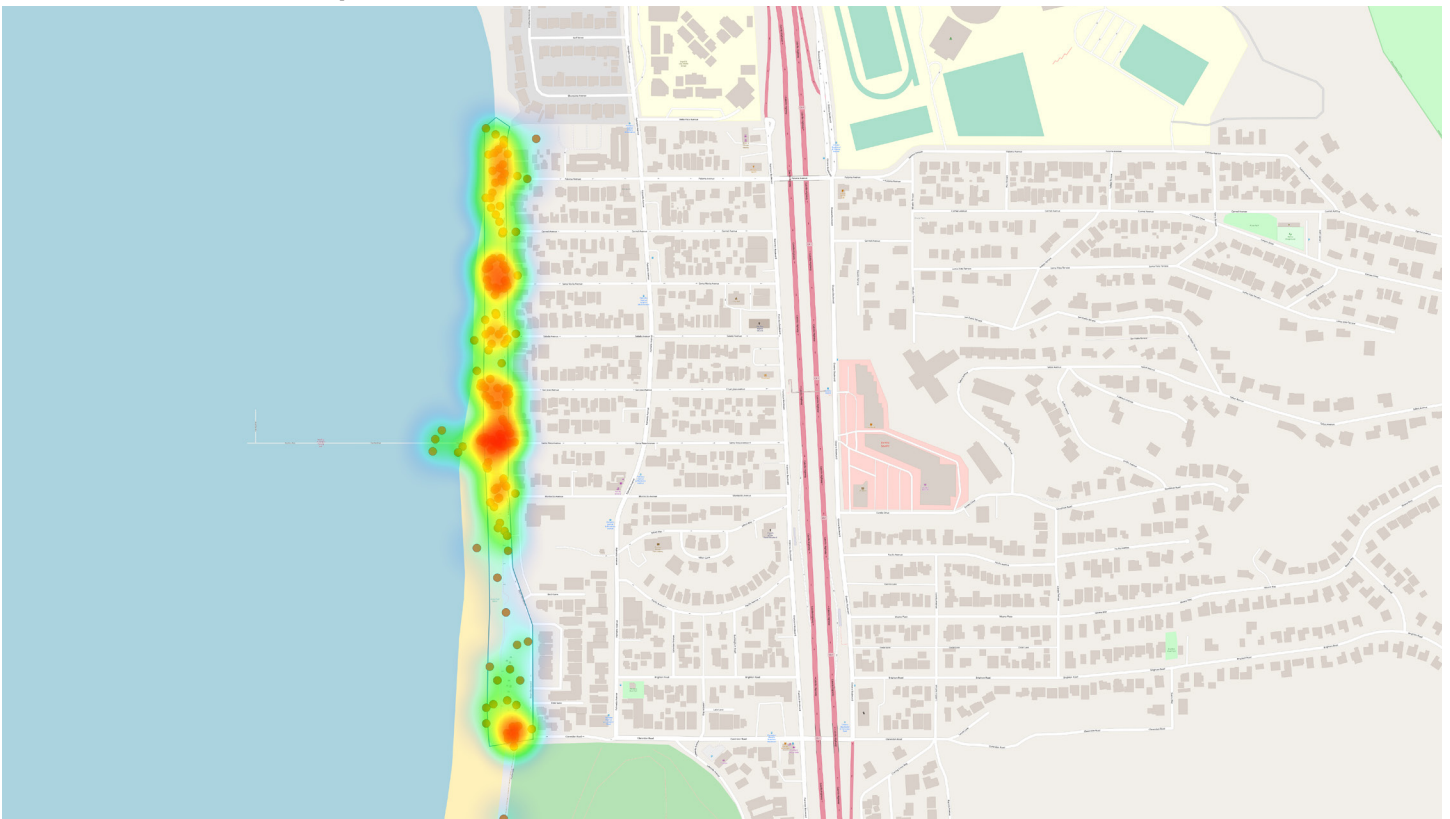


# Appendix D

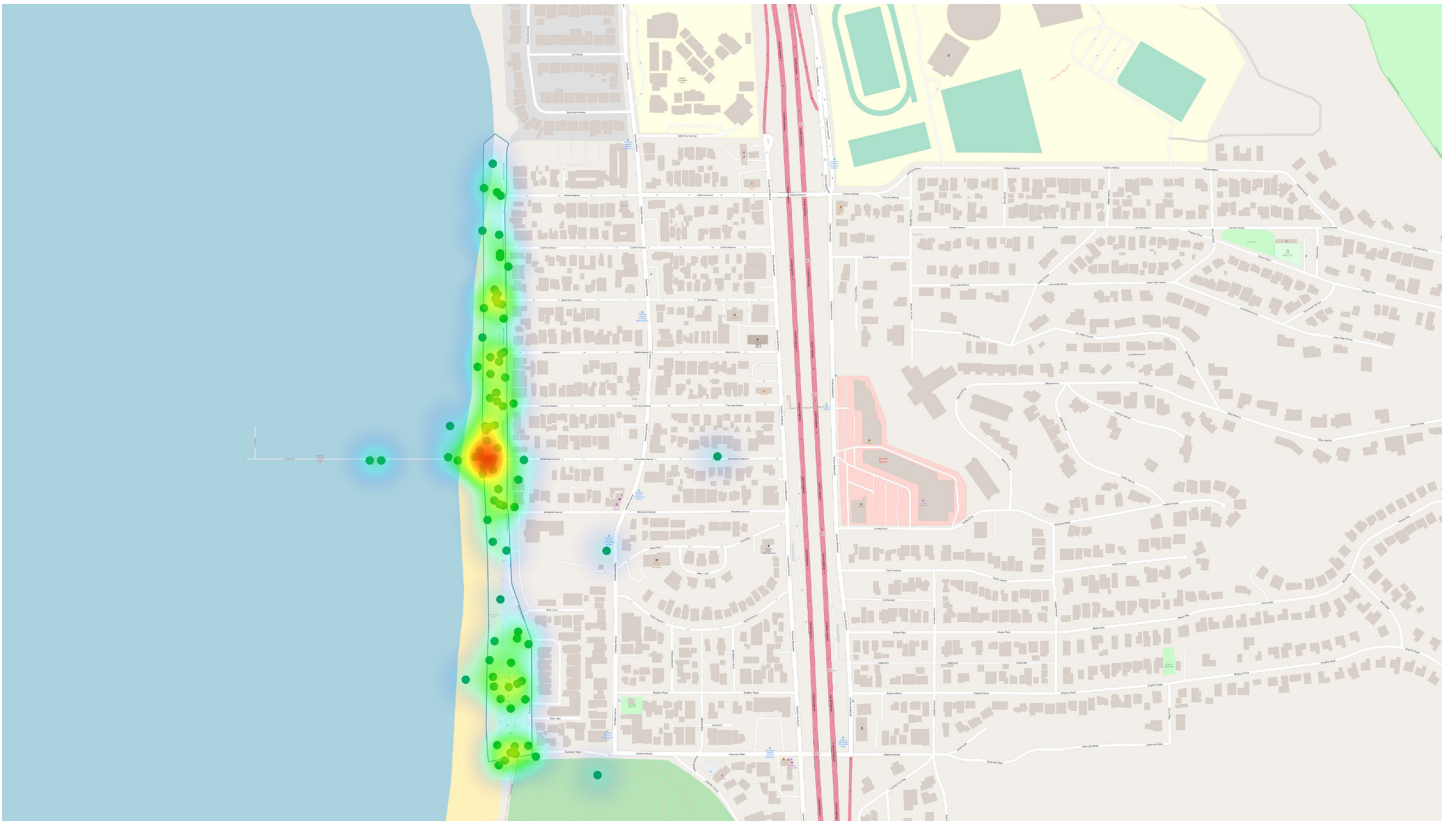
## Heat Maps All Layers



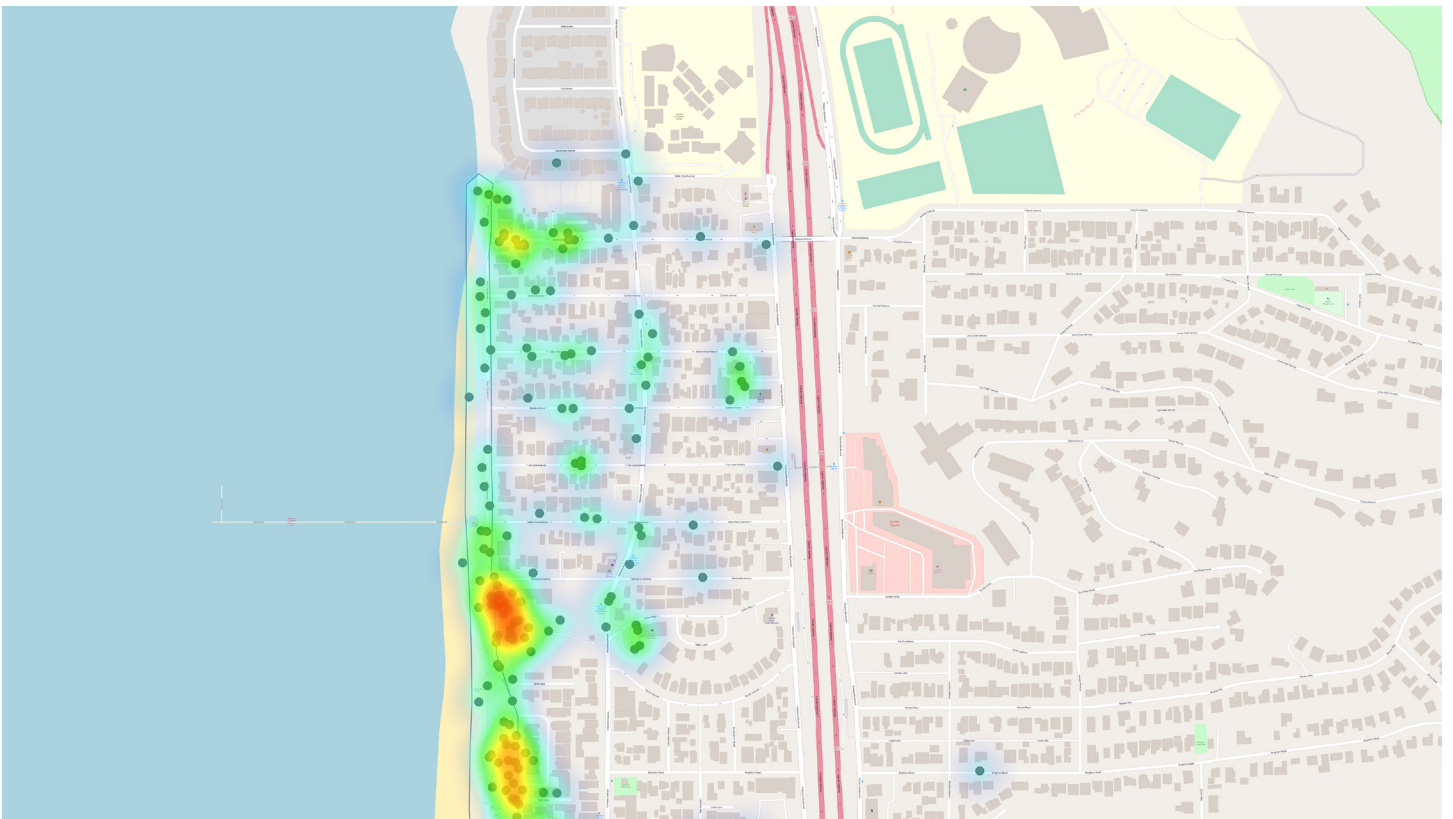
## Concerns Heatmap with Source Points



## Heatmap Improvement with Source Points



## Parking Heatmap with Source Points





## Places Heatmap with Source Points

