Appendix D
Fletcher Cove/Plaza/Circulation Phasing

Community consensus was accomplished only for “Phase One” which focuses on the Beach Park and does not include changes to circulation nor changes to the Plaza (three phases of implementation were considered during the early planning stages of the Highway 101 Specific Plan and Fletcher Cove Master Plan). Phases Two and Three, considered previously, have been excluded from these Plans. The conceptual planning ideas for future improvements associated with the Beach Park have been included for reference only. Implementation of future improvements will require additional review and public input, compilation into a Master Plan (or Master Plan Amendment) and subsequent environmental review subject to the California Environmental Quality Act. Refer to Appendix F of the Fletcher Cove Master Plan for a description and visual depiction of conceptually considered future improvements.
The Fletcher Cove Master Plan focuses on replacing the existing park buildings and the introduction of new and replacement landscaping. Implementation elements of Phase One are:

1. Build new Marine Safety Center and public washrooms;
2. Demolish existing Marine Safety Building, public washrooms, and trash enclosure;
3. Retain all existing Plaza parking;
4. Relocate up to 75 parking spaces from park site to “Old Distillery” site. Reorganize remaining on-site parking to maintain up to 15 spaces;
5. Install replacement landscape and irrigation at upper park area (Overlook Terrace);
6. Install new landscape at westerly portion of lower park area (Coastal Terrace);
7. Construct accessible ramps connecting upper and lower park areas and beach;
8. Build stairway connecting upper and lower park;
9. Improve existing beach access ramp; and
10. Construction of new basketball half-court and tot lot/playground.

The existing Community Center Building will remain in its current location.