Walk Street Neighborhood

The Walk Street neighborhood currently provides a range of beach side residential development and neighborhood commercial services within a linear street network. The walk streets that provide beach access from Hermosa Avenue out to The Strand are a feature unique to this beach front residential area.

Future Vision

The intent is to maintain the high quality pedestrian connections through the walk streets and retain the form, scale, and orientation of buildings in this area by designing buildings that take advantage of the opportunities for outdoor living.

Intended Distribution of Land Uses

The walk street neighborhood will offer a range of low, medium, and high density residential uses as well as small pockets of neighborhood-scale commercial services around 1st Street, 4th Street, and 22nd Street.

Desired Form and Character

Building Design and Orientation

• This beach front area provides a variety of building formats and architectural styles.

• Properties with frontage along The Strand are afforded sweeping ocean views, generally orienting buildings and organizing living spaces to take advantage of those views.

• Most parcels have access on both a walk street and an alleyway. Buildings are designed with porches, patios, or decks oriented toward walk streets or The Strand and parking is provided in tuck-under garages through alleyways.

Public Realm Design

• Walk streets provide the community with safe and easy pedestrian access to The Strand and the beach.

• Hermosa Avenue provides a continuous vehicle route, running the length of the city, while The Strand, and sidewalks along Hermosa Avenue provide similar levels of uninterrupted paths to pedestrians, bicyclists, and other non-motorized travel.

• Right-of-way easements along walk streets and requirements to keep walls and fences low serve a dual purpose of protecting views and providing outdoor patio or porch space.

To achieve the intent, the City should maintain the high quality pedestrian connections through the walk streets and retain the form, scale, and orientation of buildings in this area.