

City Manager's Proposed Harbor & Pier Revitalization Task List June 2006

The following report describes key tasks related to initiating the revitalization of Redondo Beach's King Harbor and the Redondo Beach Pier. It was prepared by the City Manager in consultation with the City Manager's Harbor Working Group.

General Findings

- King Harbor and the Redondo Pier are important but underutilized community assets for recreational, resident and business interests
- The Harbor and Pier need the combined public and private creativity, energy and investment to make it a vital location for local residents, businesses and visitors
- Revitalization efforts need undertaken to pursue an active mix of new, adaptive and rehabilitated uses consistent with the Coastal Act, Tidelands Law and the City General Plan
- Staged action needs to be started now to improve the overall condition of the Harbor and Pier in order to improve its competitive position
- A task list and timetable for Harbor and Pier revitalization is needed to guide the effort

Proposed Tasks for Harbor Revitalization

- **Immediate Tasks** (Not in Priority order)
 1. Support the Redondo Beach Roundtable Community Branding Project
 2. Increase the Harbor Department's Project Management Staffing
 3. Complete an Options Study for an Events-Water Activity Area (Seaside Lagoon)
 4. Establish the Location and Funding for a New Harbor Boat Launch Ramp
 5. Create a Harbor Water Quality Protection Plan and Implement Priority Measures
 6. Secure New Harbor Visitor Serving Hospitality Businesses
 7. Complete the Torrance/Catalina Landscape Plan and Construction Improvements
 8. Facilitate Completion of the Portofino Hotel Rehabilitation
 9. Complete a New Set of Architectural Design Standards and Implementation Tools for the Pier and Boardwalk
 10. Develop a Harbor Real Estate-Asset Management Plan
- **Management Section** (Not in Priority order)
 1. Develop a Business Plan with Vision & Specific Objectives
 2. Develop a Coordinated Marketing Plan for the Harbor & Pier
 3. Develop a Harbor Real Estate Plan-Asset Management Plan
 4. Develop a Harbor-Pier Stakeholders Network & Communications Plan
 5. Develop a Harbor-Pier Financial Plan
 6. Increase Harbor Department Project Management Staffing
 7. Enhance Coordinated Intergovernmental Advocacy Activities
 8. Create Coordinated Events Program and Promotion
 9. Support the Redondo Beach Roundtable Community Branding Project
 10. Provide for Additional Harbor Commission and Staff Professional Development
 11. Develop a Coordinated Harbor Activities Plan-Calendar
 12. Maintain an "On-Demand" City Manager Harbor Working Group

- **Infrastructure Section** (Not in Priority order)
 1. Plan and Implement Harbor Drive Improvements
 2. Encourage New Park and Public Open Spaces
 3. Adopt New Public Design Standards Design with a Redondo Character
 4. Complete Torrance/Catalina Streetscape Plans and Construct Harbor Entry Way Improvements & Signage
 5. Establish Plan for Harbor Navigation and Facility Protection
 6. Establish King Harbor "Identity" Design Elements for Facilities
 7. Maintain Safe and Clean Public Restrooms
 8. Complete a New Set of Architectural Design Standards and Implementation Tools for the Pier and Boardwalk
 9. Plan and Identify Funding for the Construction of a Harbor Community Building
 10. Ensure Public Utility Improvements and Maintenance

- **Boating Section** (Not in Priority order)
 1. Establish Location and Funding for Boat Launch Ramp Construction
 2. Sustain the Future of Yacht Club Uses
 3. Establish Mast Up Storage for Small Trailer Boats
 4. Create Improved Waterside Signage
 5. Investigate Placement of Additional Harbor Moorings
 6. Site and Maintain Boating Maintenance & Repair Facilities in Proper Adjunct Locations
 7. Facilitate Transient Visitor Docking
 8. Retain Local Marine Store
 9. Create Dingy Dock Location and Support Facilities
 10. Enhance Community Boating Programs Including Sailing and Outriggers with Associated Parking

- **Environmental Section** (Not in Priority order)
 1. Create a Harbor Water Protection Quality Plan and Implement Measures
 2. Establish Clean Beaches Program with County
 3. Support Sealab Facility and Programs
 4. Carry Out Adopted NPDES Water Quality Measures
 5. Create a Harbor Public Arts Program and Recognitions for Redondo's Historic Connection to the Sea
 6. Integrate Quality Design in Public and Private Projects
 7. Align Revitalization with Sustainable Development Principles

- **Planning and Design Section** (Not in Priority order)
 1. Update the General Plan, Coastal Plan and Zoning for the Harbor
 2. Create Distinct Harbor Planning and Use Areas:
 - a. Pier
 - b. Mole B
 - c. Boardwalk
 - d. Seaside Lagoon
 3. Protect Important Scenic Views and View Corridors in Project Reviews
 4. Integrate Updated Harbor-Pier Architectural Design Standards and Implementation Tools
 5. Improve Public Access Ways and Design in ADA Compliance Measures
 6. Plan Locations and Facilities for Sailing, Outriggers and Canoe Programs as well Associated Parking

- **Transportation and Circulation Section (Not in Priority order)**
 1. Improve Roadway Direction and Identification to Harbor
 2. Encourage Public Transit Use, Biking and Walking
 3. Improve the Operation of the Public Parking Structures
 4. Create a Clear Pedestrian Promenade with Linkages and Transitions
 5. Remove Barriers, Correct Deficiencies and Improve Flow in the Establishment of a Safe, Clearly Delineated Bike Path with Minimized Cross Traffic
 6. Create a High Demand Parking Plan with Satellite Parking Facilities
 7. Investigate a Catalina-Redondo Passenger Connection

- **Safety Section (Not in Priority order)**
 1. Emphasize Family Friendly Character of Harbor Delivering "Safe Place" Message to Public for Pier and Harbor
 2. Install Security Cameras in High Priority Areas
 3. Raise the Police Department Profile in Harbor
 4. Locate, Plan and Identify Funding for a New Harbor Patrol/Lifeguard Facility
 5. Reinforce Harbor Patrol Role in Boater Safety

- **Business Mix & Development Section (Not in Priority order)**
 1. Secure New Visitor Serving Hospitality Businesses
 2. Facilitate Completion of the Portofino Hotel Rehabilitation
 3. Pursue Refurbishment and Reinvestment in Existing Harbor Hotels
 4. Pursue Remodeling and Modernization of Pier Businesses
 5. Connect Visitors to Galleria, Riviera Village and Artesia Business Districts
 6. Connect Visitors to Redondo Beach Performing Arts Center
 7. Encourage Wider Dining Choices for Visitors
 8. Upgrade the Retail Mix, i.e. Jewelry, Clothing, Sporting Goods, Marine Goods
 9. Enhance Water Sport Businesses i.e. Deep Sea Fishing, Diving, Surfing, Sailing
 10. Develop a Business Façade Improvement Program
 11. Establish Upgraded Signage Standards and Implementation Tools
 12. Investigate Establishment of a Harbor Business Improvement District
 13. Pursue Parcel 10, Pad 2 Tenants and Triton Oil Site
 14. Investigate Cultural Arts Opportunities as Business Magnet
 15. Retain and Attract Appropriate Office Uses
 16. Complete Harbor/Pier Gateway Entrance Improvements
 17. Encourage Film Industry Use of the Pier and Harbor