# Revitalization Concepts for the Pier and Boardwalk

# Pier & Boardwalk Design

- Key objective for Strategic Plan goal
- June '07, Council approves RRM to propose design concepts to help revitalize the Pier and Boardwalk
- RRM studied area, interviewed stakeholders, reviewed history

# Pier & Boardwalk Design

- RRM developed three design concepts (Cosmetic/Existing, Contemporary, Vintage) and two improvements options (Moderate, Transformative)
- November '07, Harbor Commission reviewed concepts and preferred "Vintage" style

# REVITALIZATION PLAN

# REDONDO BEACH PIER & INTERNATIONAL BOARDWALK

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# OPPORTUNITIES AND CONSTRAINTS

**Opportunities:**

- New or enhanced restrooms
- New or enhanced gathering areas
- New or enhanced walkways
- New or enhanced bike paths
- New or enhanced railings
- New or enhanced landscape
- New or enhanced shade structures
- Façade treatments
- Upgraded furniture
- New gateway elements and landmarks
- New boulevard plantings
- New development opportunities
- New water feature (negative feedback received - removed from consideration)
- New Pier and Boardwalk paving
- Potential bulkhead enhancement
- New information graphics

**Constraints:**

- Pedestrian/bike conflicts
- Pedestrian/truck conflicts
- Blocked views

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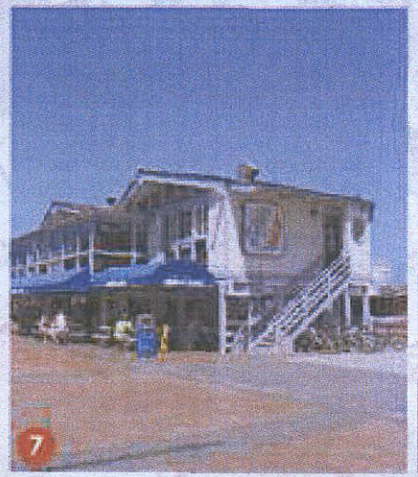
# PALETTE 1 - EXISTING COLORS AND MATERIALS



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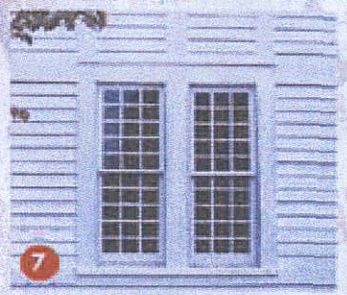
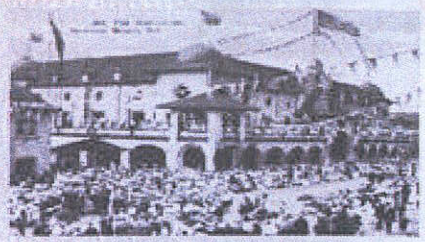
# PALETTE 2 -VINTAGE COLORS AND MATERIALS





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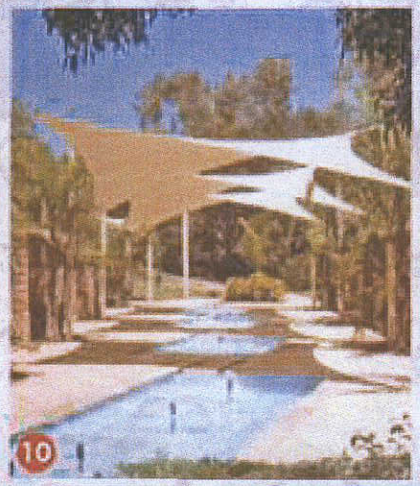
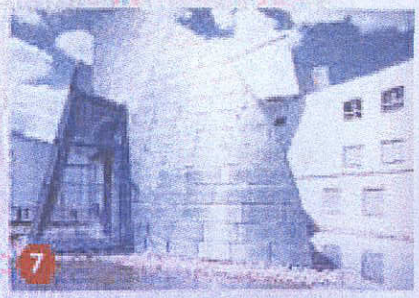
# PALETTE 3 - CONTEMPORARY COLORS AND MATERIALS





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# ALTERNATIVE 1 - EXISTING DESIGN AND MATERIALS

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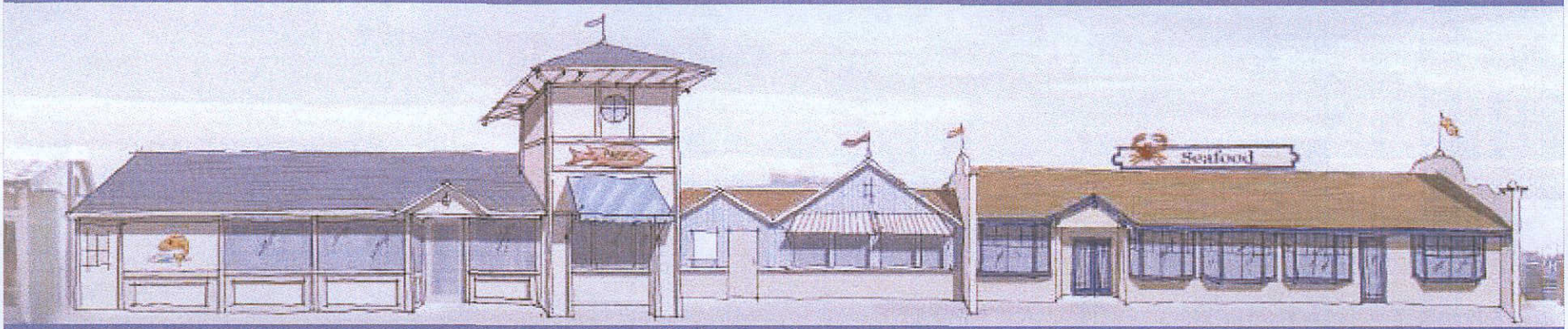
# ALTERNATIVE 2 - VINTAGE DESIGN AND MATERIALS



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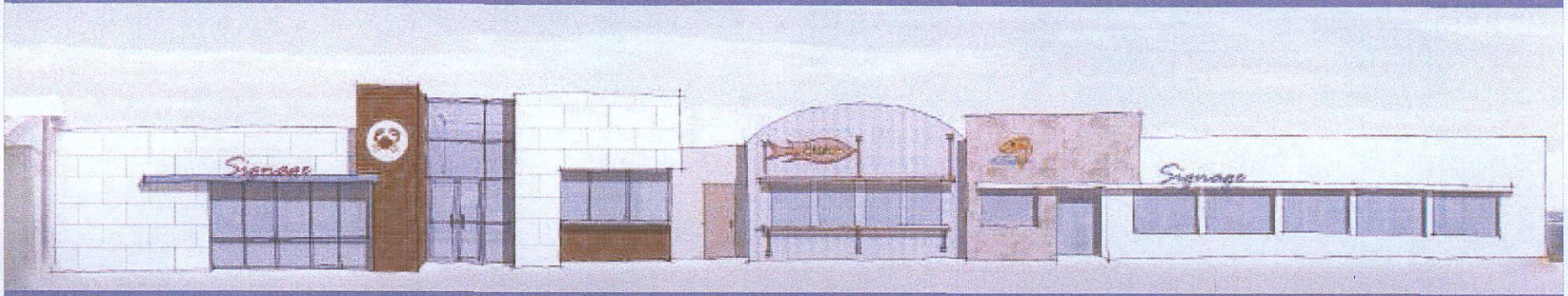
# ALTERNATIVE 3 - CONTEMPORARY DESIGN AND MATERIALS



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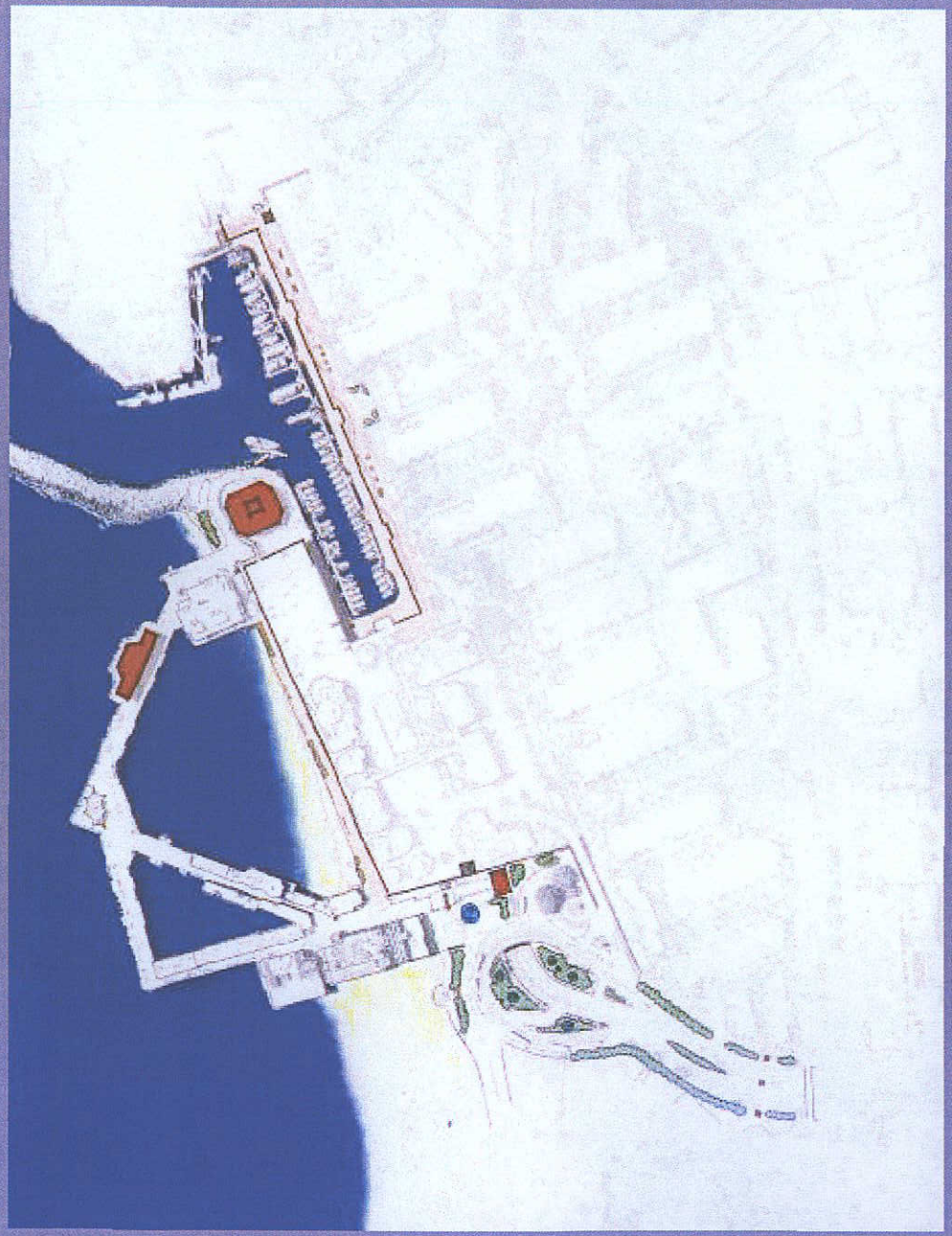

## OPTION A - MODERATE IMPROVEMENTS

Includes:

- Offering new leaseholds
- Renovating City leaseholds
- Replacing or remodeling restrooms
- Widening the path adjacent to Horseshoe Beach and offering vendor carts
- Providing seating bump-outs along the International Boardwalk
- Expanding the use of concrete paving
- Creating a new railing system
- Improving lighting and furniture
- Providing new landscaped areas
- Installing interpretive signage
- Creating gateway elements at entries
- Installing streetscape plantings from PCH to the Pier
- Relocating the Police Substation
- Remodeling the Pier entry plaza

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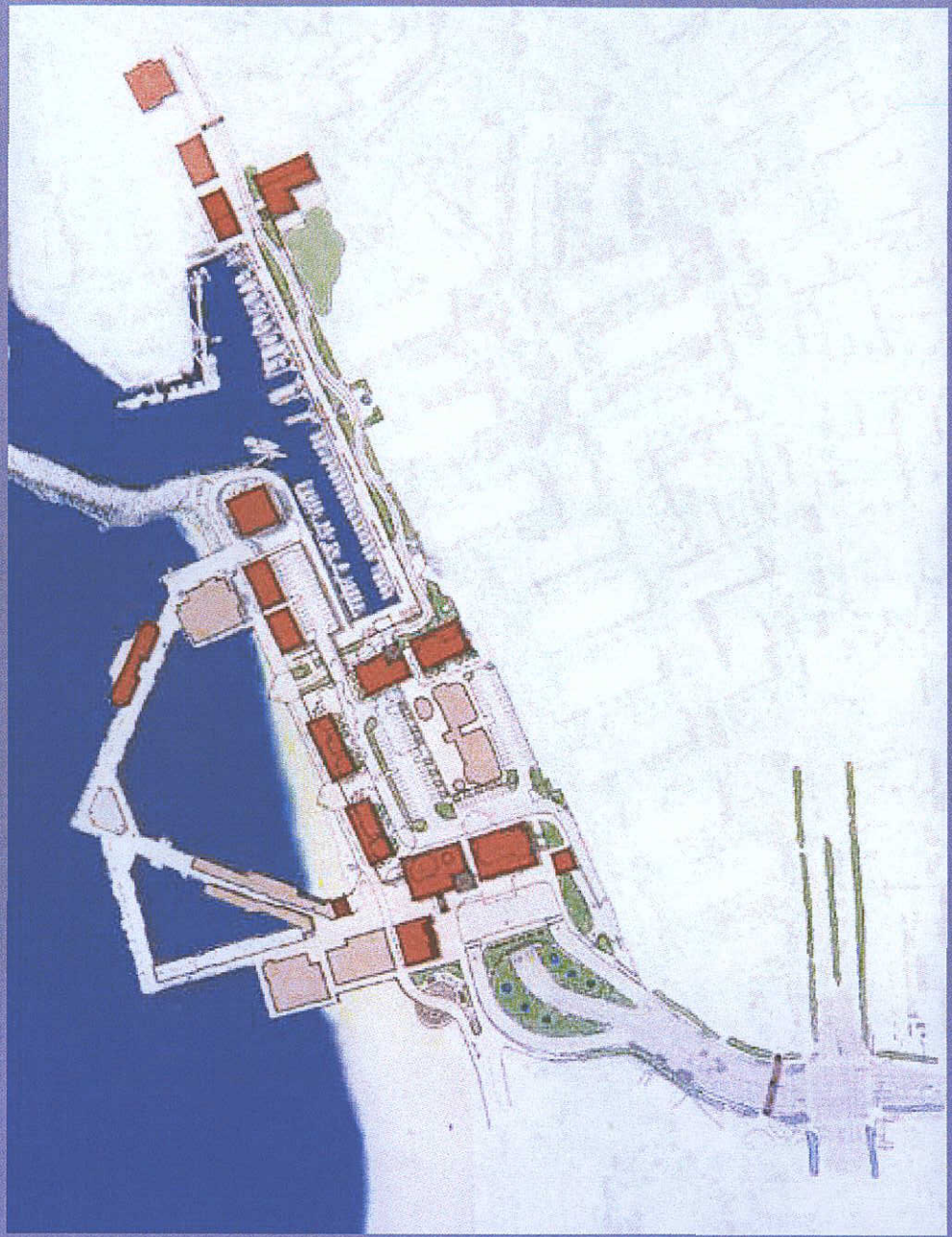

## OPTION B - TRANSFORMATIVE IMPROVEMENTS

Includes all Option A improvements and:

- Reconfiguring Torrance Circle drop-off
- Creating a new plaza at Pier entry
- Providing a waterside path on south side of Pier
- Widening path and provide overlooks on path adjacent to Horseshoe Beach
- Establish views to / from the Boardwalk and Horseshoe Beach
- Providing a pedestrian ramp down to the International Boardwalk
- Creating a multi-use path along Avenue of the Arts
- Relocating the bike path
- Providing new leaseholds
- Creating development opportunities
- Reconfiguring parking

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# Pier & Boardwalk Design

Recommendation

1. Receive and file RRM Design Group's report on revitalization concepts for the Pier and Boardwalk
2. Approve selection of the "Vintage Design and Materials Concept" for revitalization of the Pier and Boardwalk in concurrence with the preference of the Harbor Commission
3. Approve Option A - Moderate Improvements