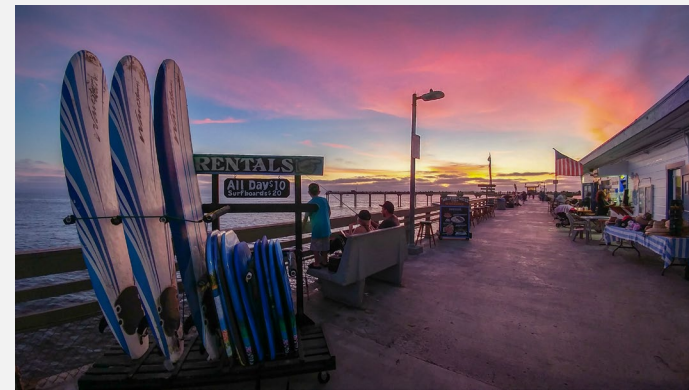
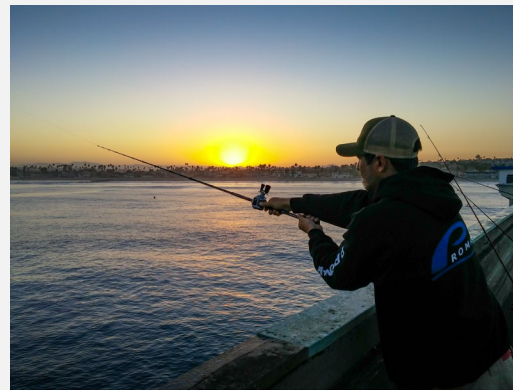




OCEAN BEACH PIER RENEWAL PROJECT

Community Event #3, Saturday September 9, 2023



Task Force Members

Corey Bruins

- President, O. B. Town Council

Denise (Denny) Knox

- Exec. Director, O. B. Mainstreet Assoc.

Andrea Schlageter

- Chair, O. B. Planning Board

Stuart (Stu) Seymour C.E.

- Community Member

Ralph Teyssier, S.E.

- Community Member

Mark Winkie

- President, OB Community Development Corp.

Nicole Ueno

- Board Member, OB Community Corp.
- Board Member, OB Planning Board

James Nagelvoort, P.E.

- Director, Strategic Capital Projects

Elif Cetin, P.E.

- Assistant Director, Strategic Capital Projects

Elizabeth Schroth-Nichols, P.E.

- Deputy City Engineer

Delfa Genova, P.E.

- Assoc. Civil Engineer & Project Manager

Nicole Fortier, P.E.

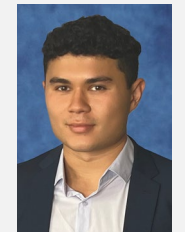
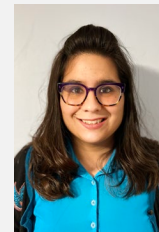
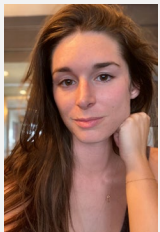
- Asst. Civil Engineer

Kohta Zaiser

- Deputy Director of Community Engagement

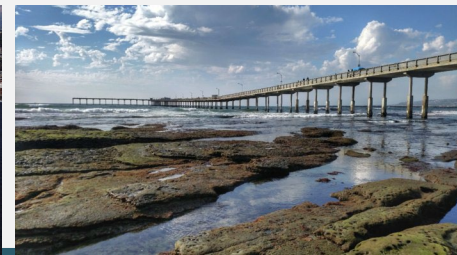
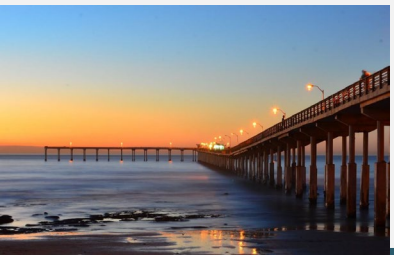
Manuel Reyes

- Council Representative - District 2



Today's Agenda

- ❑ Opening Remarks / Introductions
- ❑ Project Updates
- ❑ Where are we in the process?
- ❑ What have we heard?
- ❑ Design Concept presentation
- ❑ Listening and Engagement Stations



Moffatt & Nichol Design Team



moffatt & nichol

CIVI
TAS

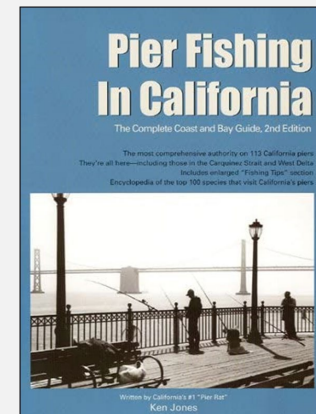
Landscape
Architecture +
Urban Design



Roesling Nakamura Terada Architects



COOK + SCHMID COMMUNITY
ENGAGEMENT



Status – Historical Resources Board (HRB)

- Historical Resources Technical Report developed
 - Submitted to HRB for review
 - Designated - Historic Structure June 22, 2023
 - Historic structure reflected in proposed designs



Design Team Updates – Environmental

■ CEQA Process

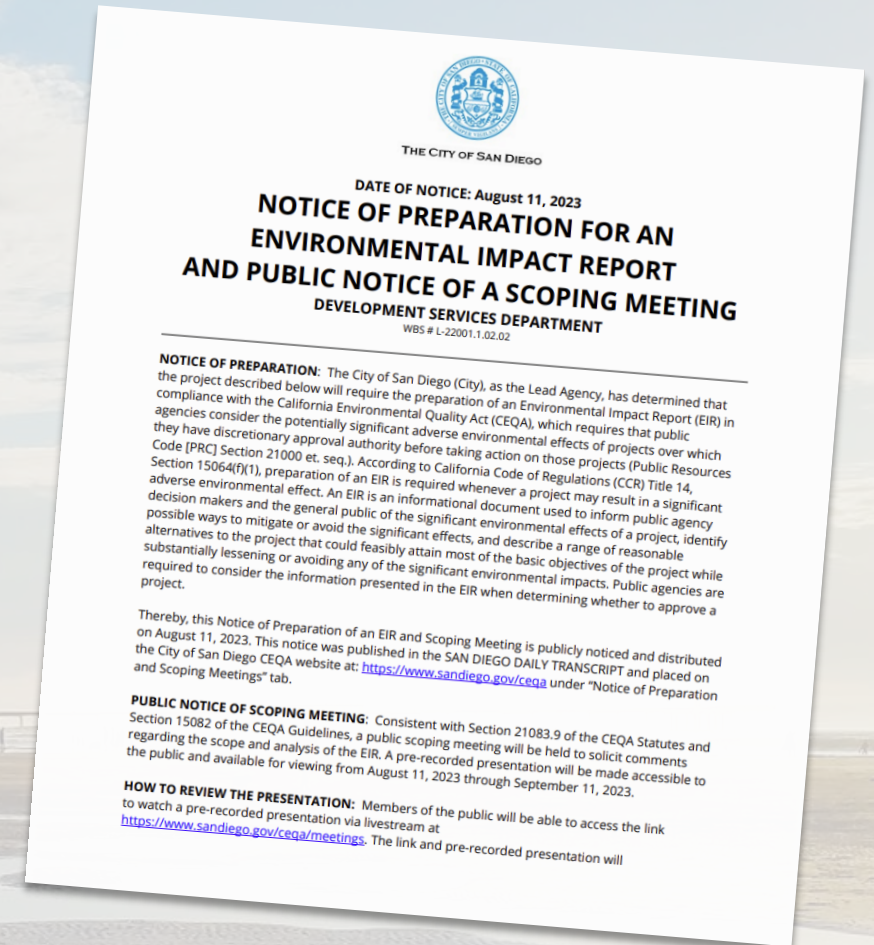
■ The Notice of Preparation was Issued

- <https://www.sandiego.gov/ceqa/meetings>
- Posted Aug. 11, 2023

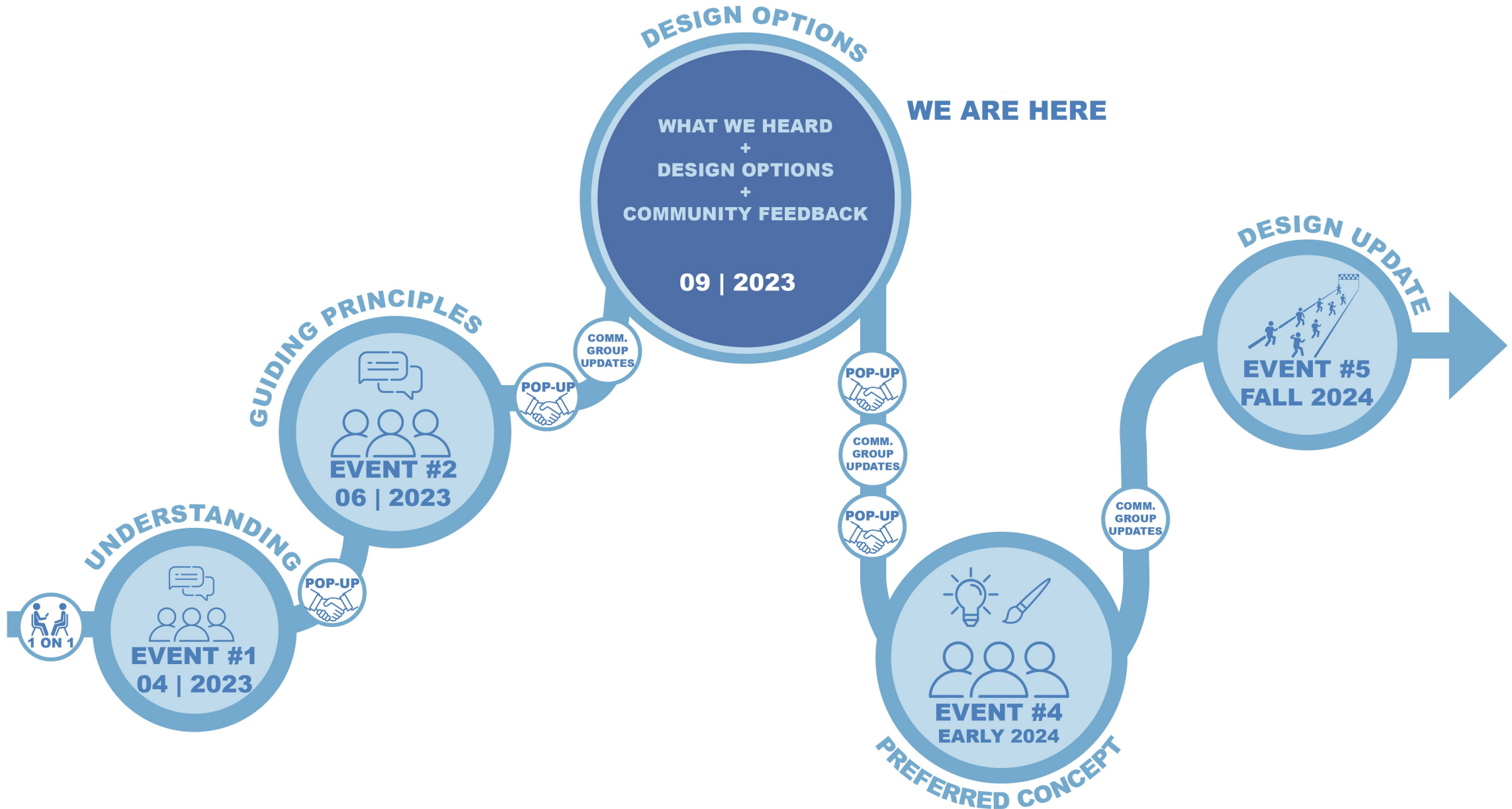
■ NOP Process

- Notices were sent to interested parties
- Online process (presentation and comments)
- 30-day period ends Sept. 11

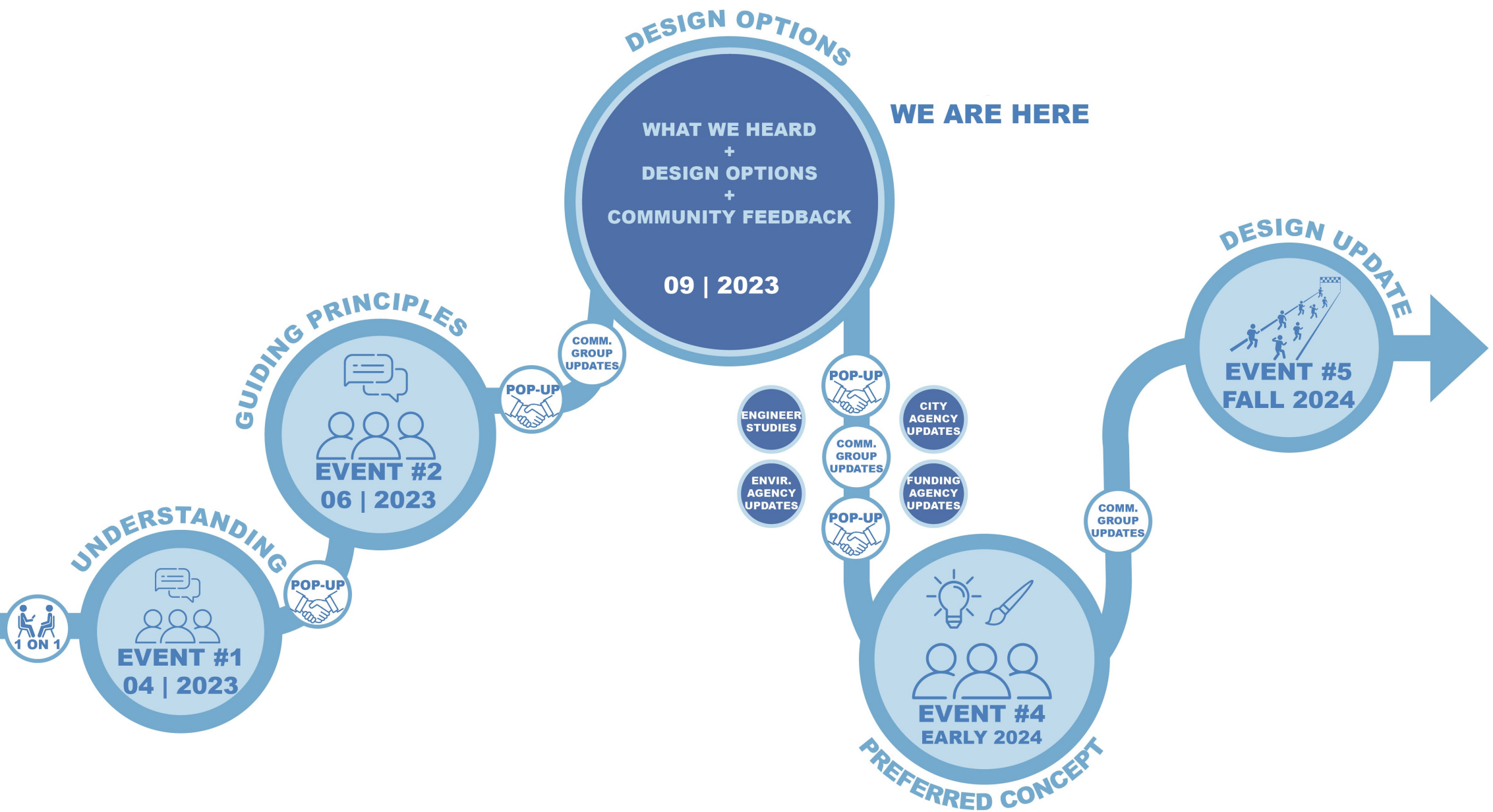
■ Two-days remaining to make online CEQA comments



OCEAN BEACH PIER RENEWAL DESIGN PROCESS

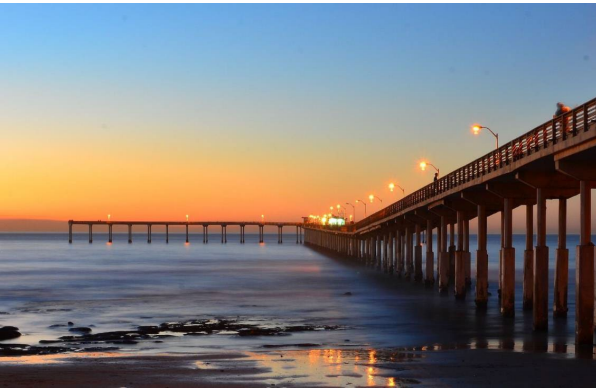


OCEAN BEACH PIER RENEWAL DESIGN PROCESS



OCEAN BEACH PIER RENEWAL PROJECT

Part 1 – What we heard



An Engaged Community



The Metrics

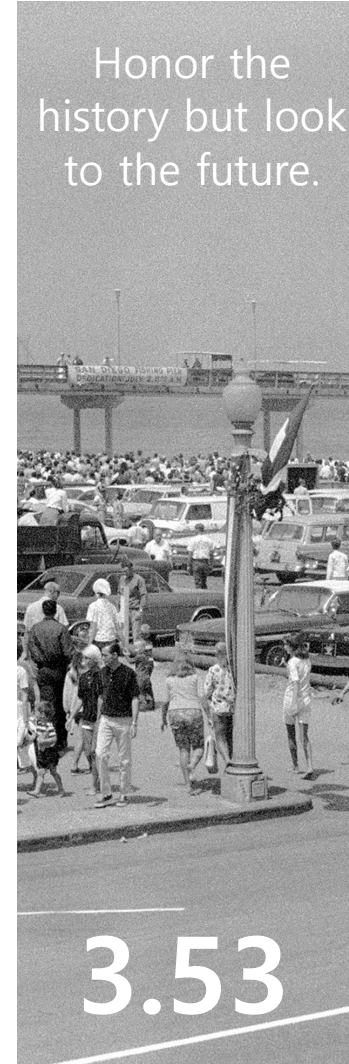
86 completed dot exercises

250+ attendees

655 online surveys

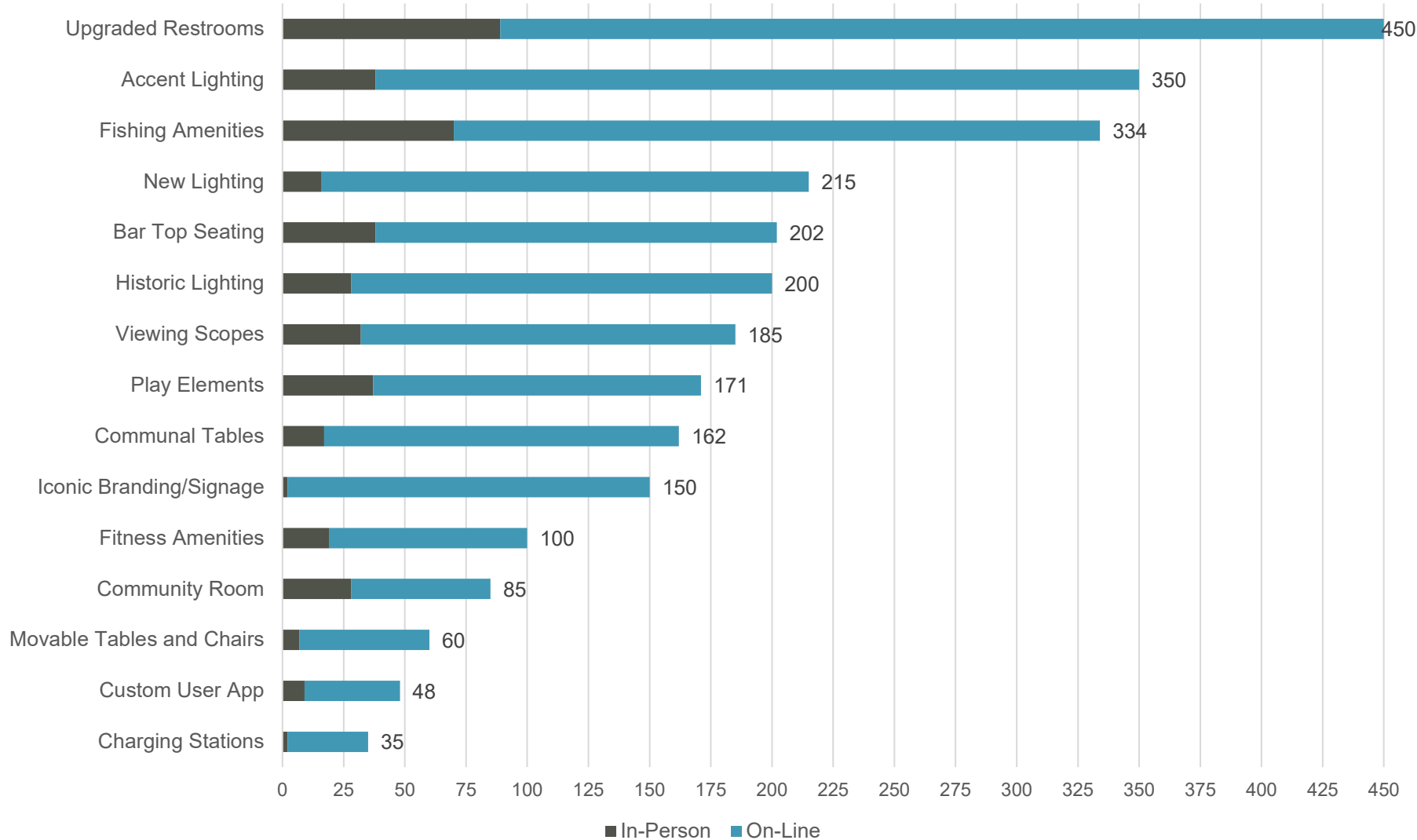


Guiding Principles

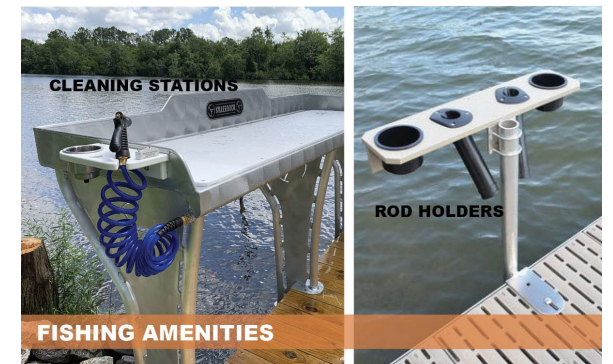
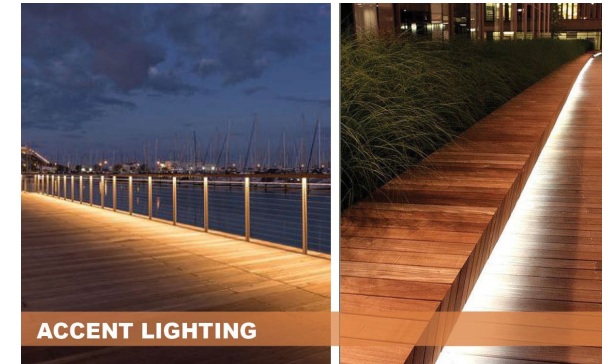


722 total responses

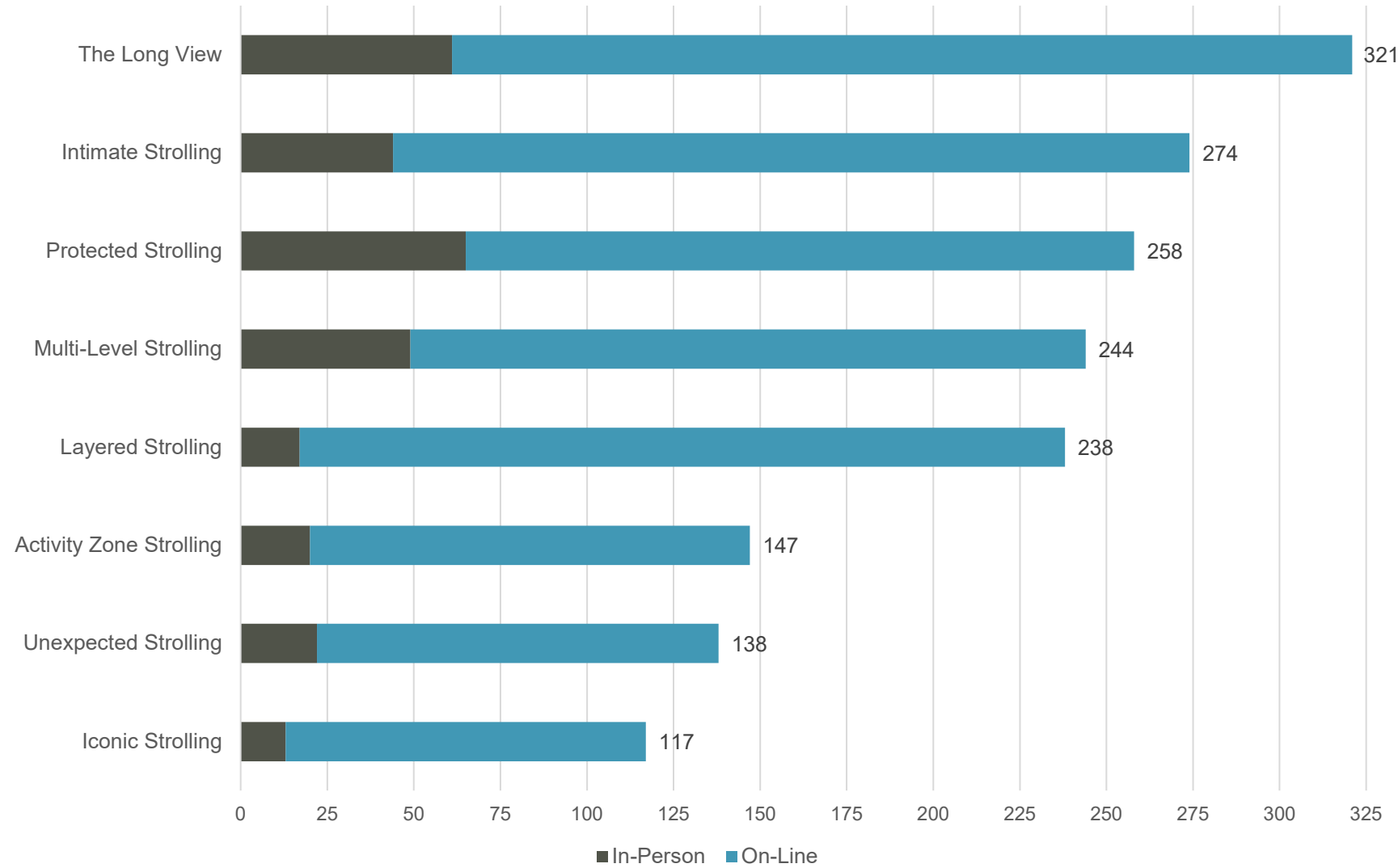
What amenities can enhance the pier experience?



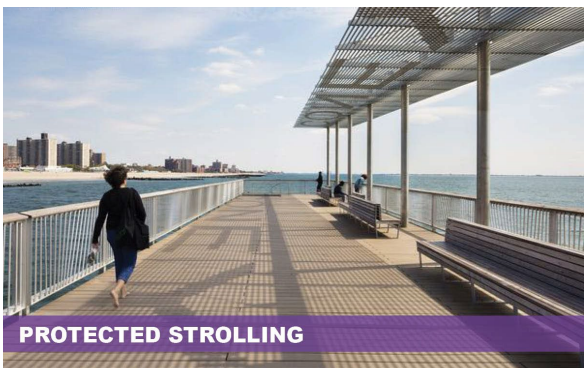
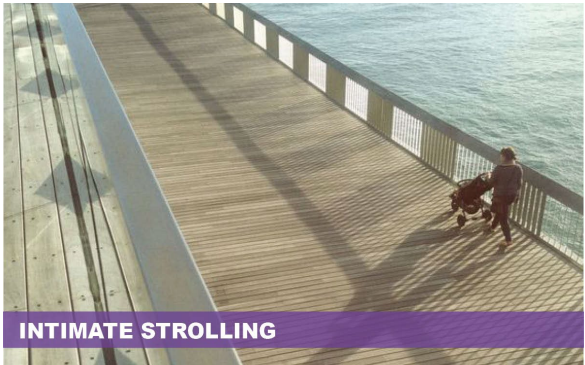
550 total responses



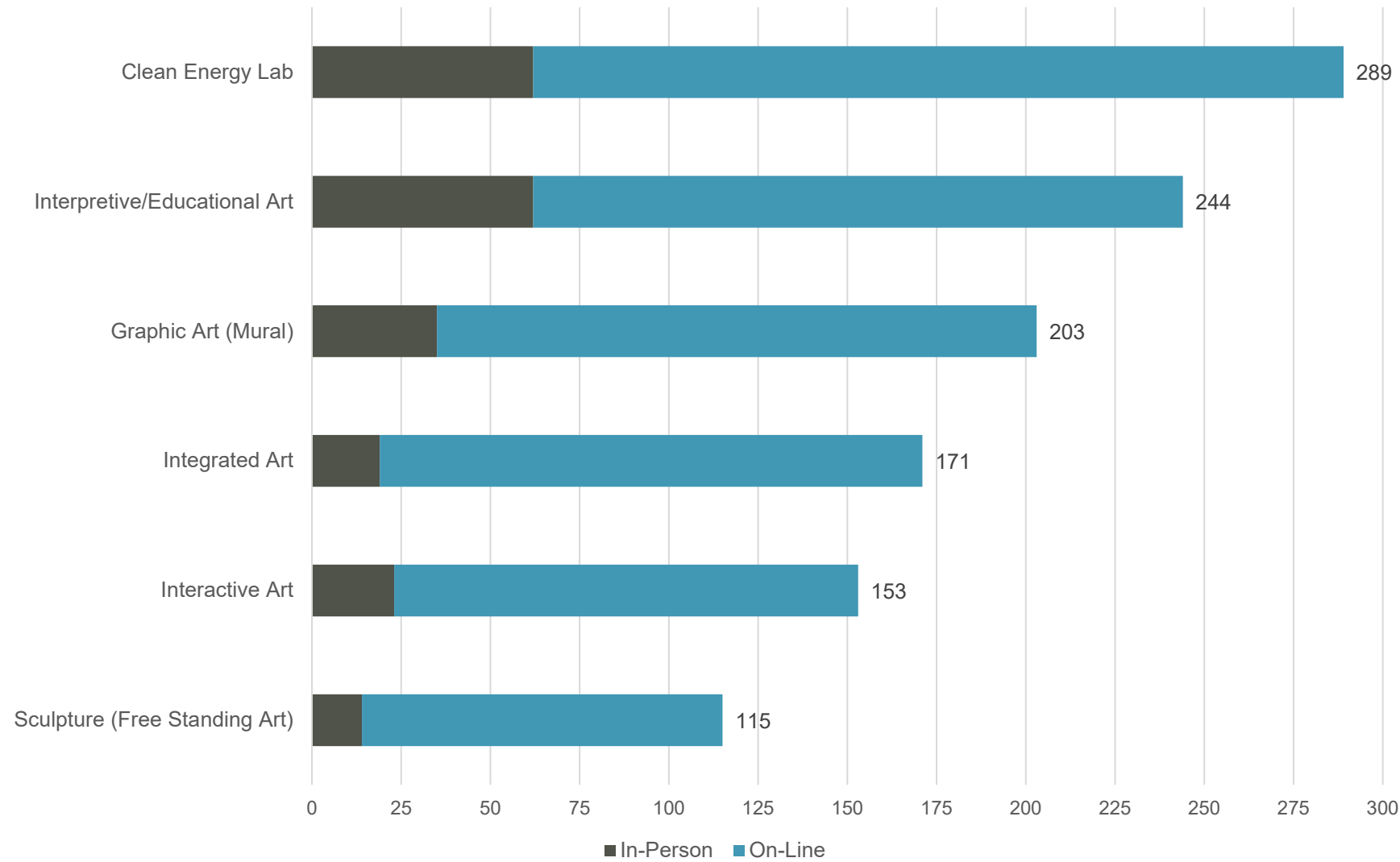
What should the strolling experience be?



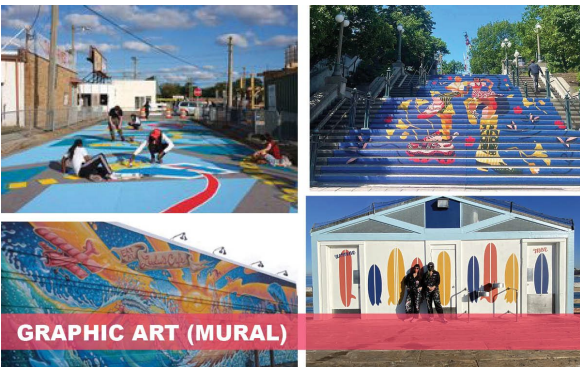
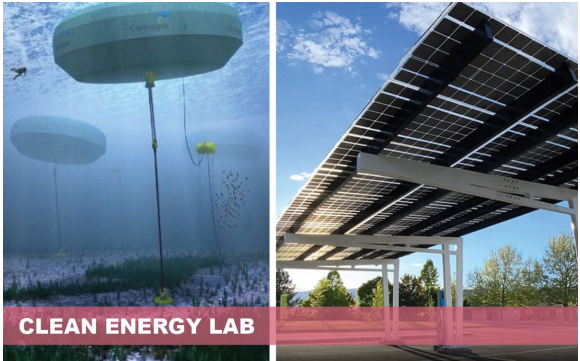
569 total responses



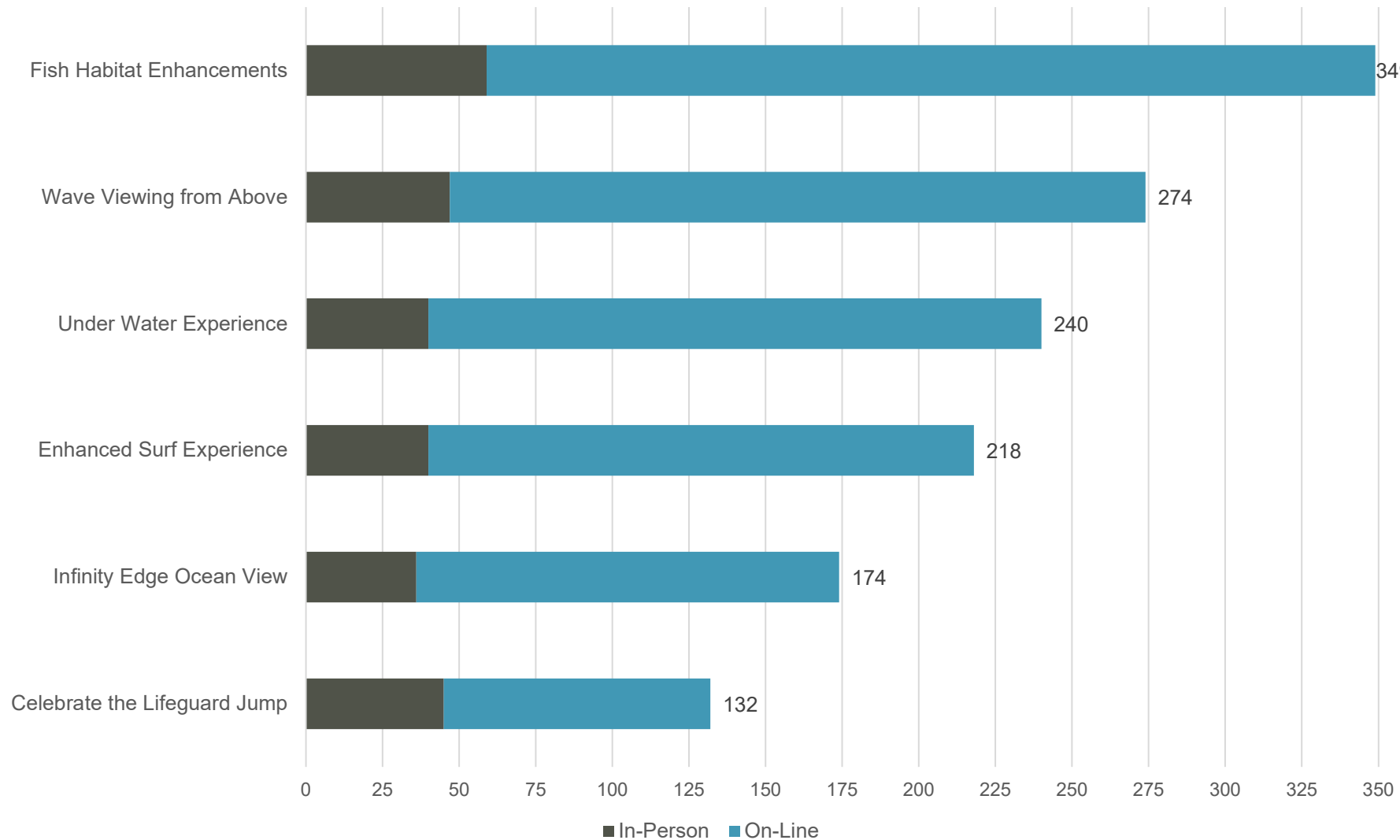
What is the art | interpretive experience?



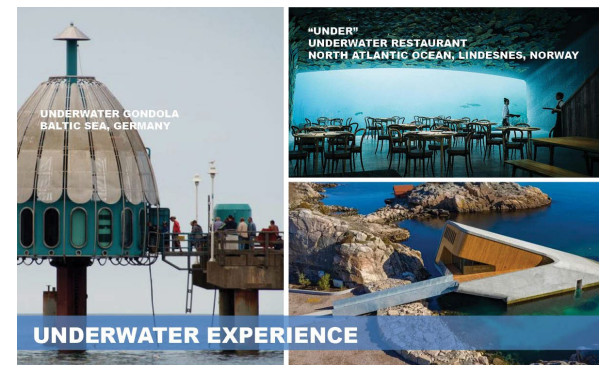
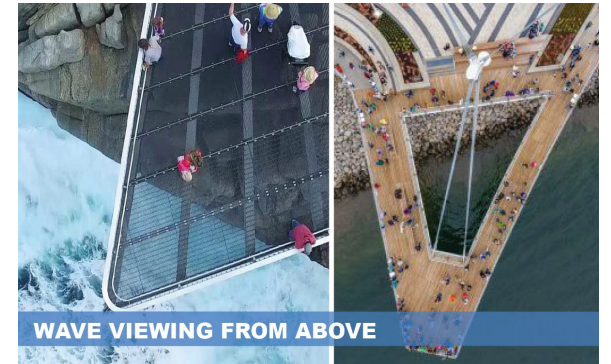
567 total responses



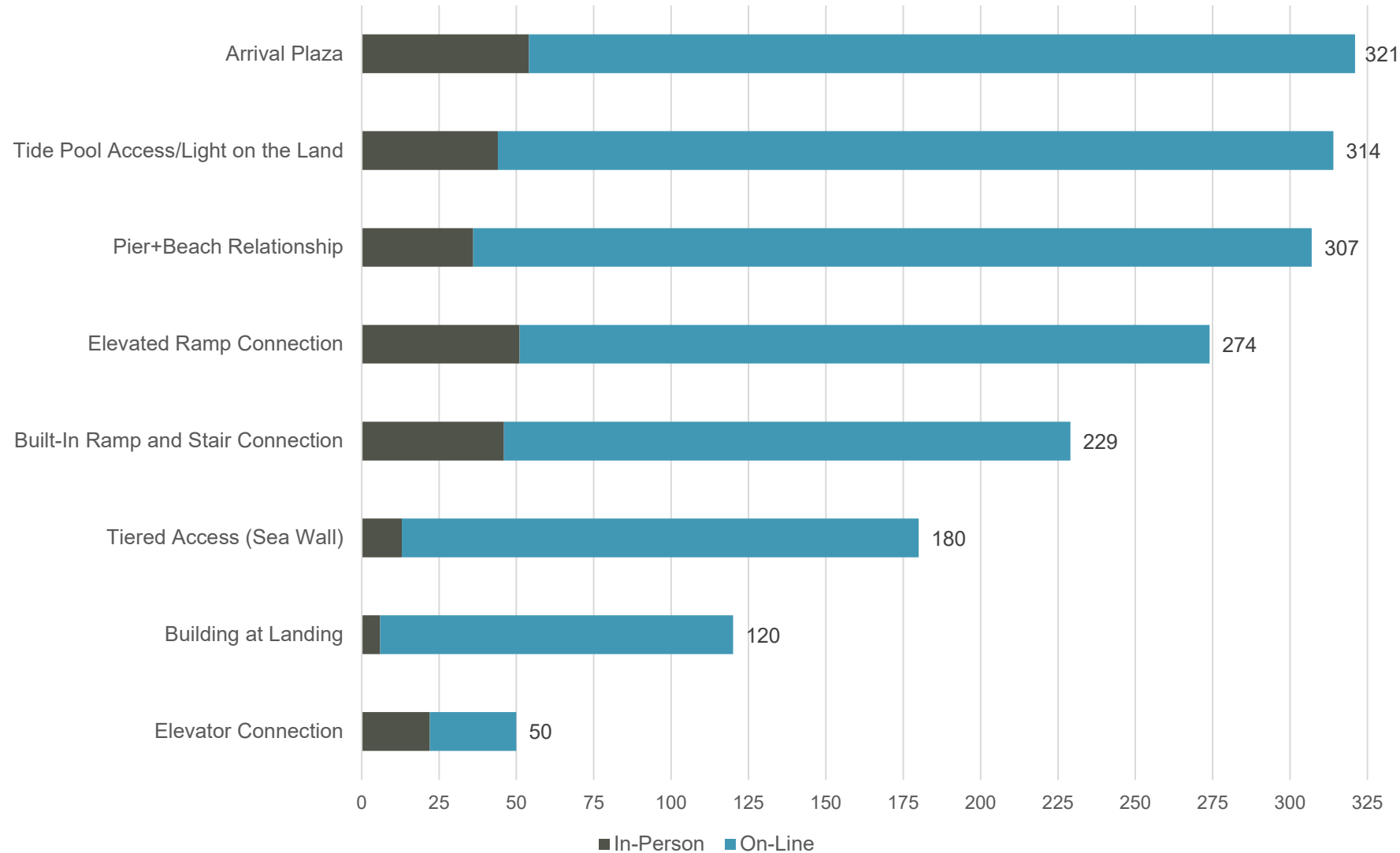
How should the ocean experience be enhanced?



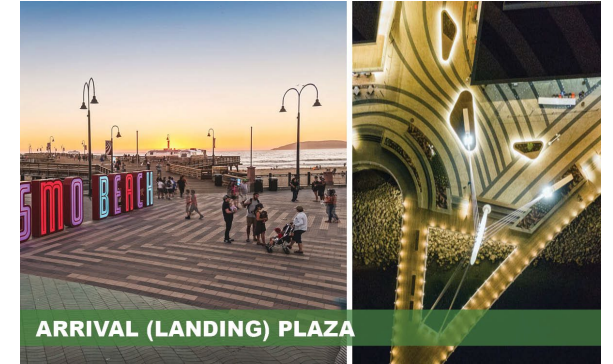
643 total responses



How should the pier meet the land?



596 total responses



ARRIVAL (LANDING) PLAZA

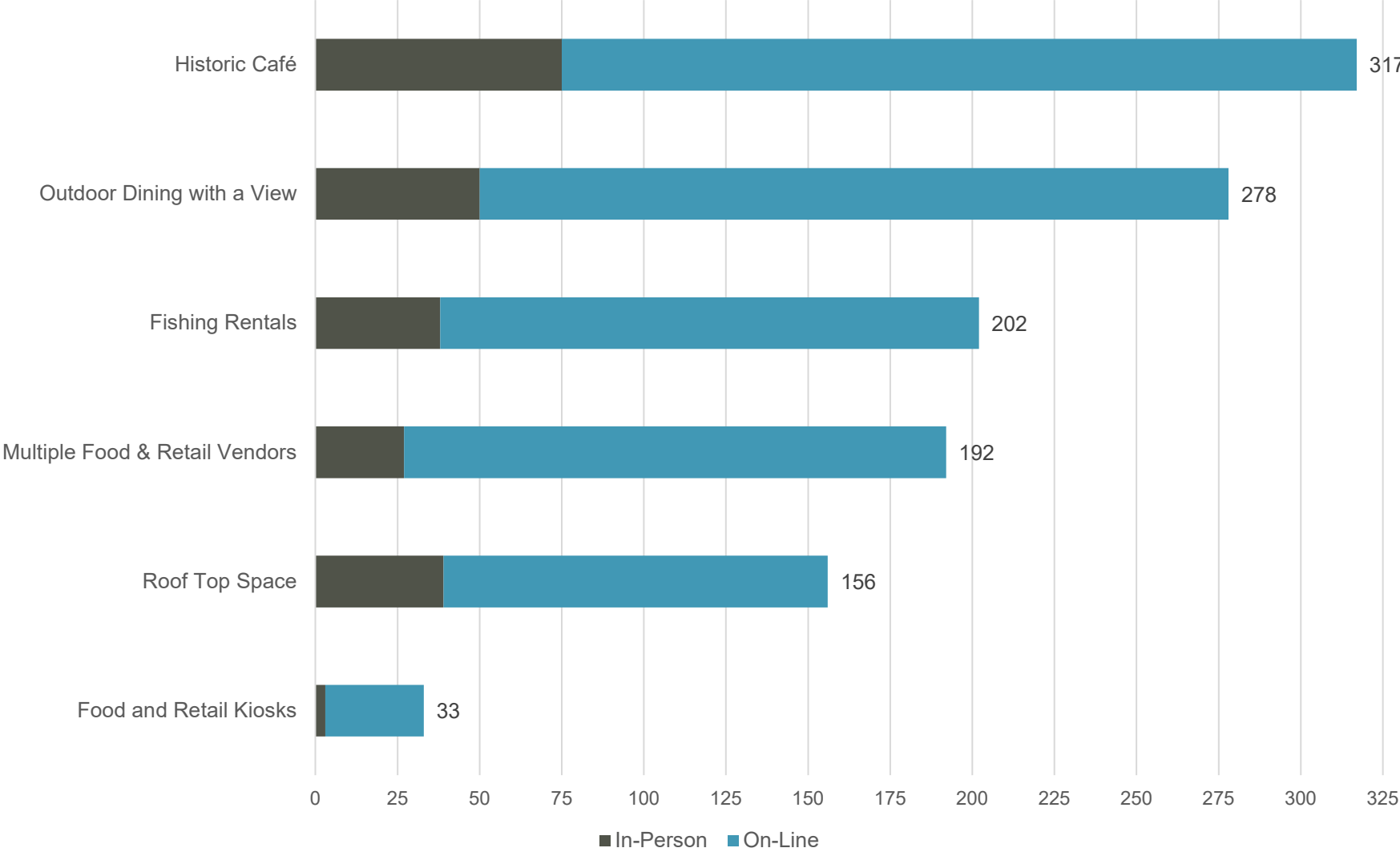


TIDE POOL ACCESS/LIGHT ON THE LAND

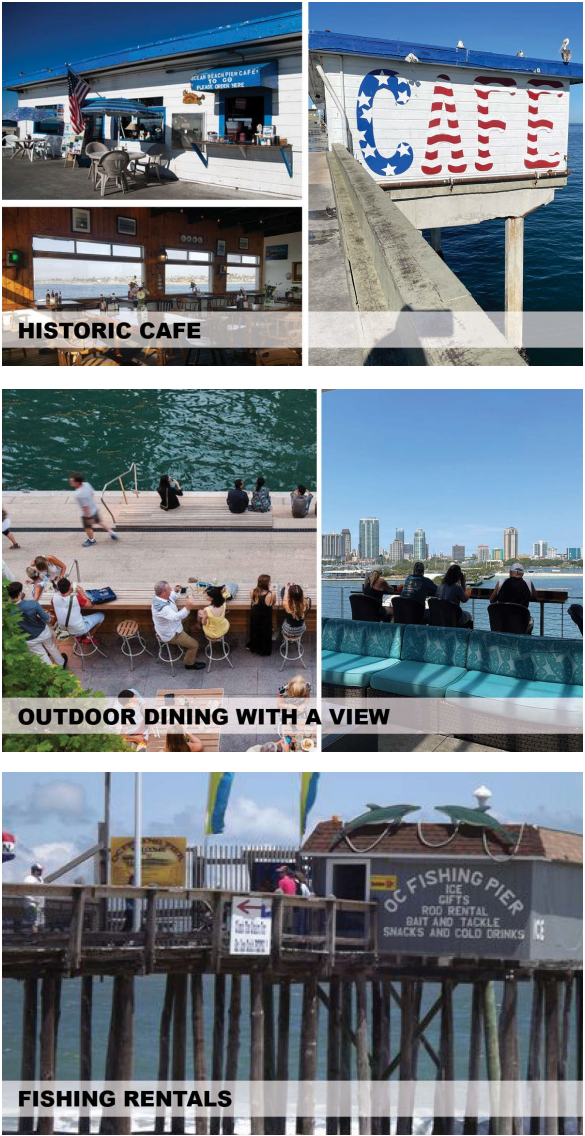


PIER+BEACH RELATIONSHIP

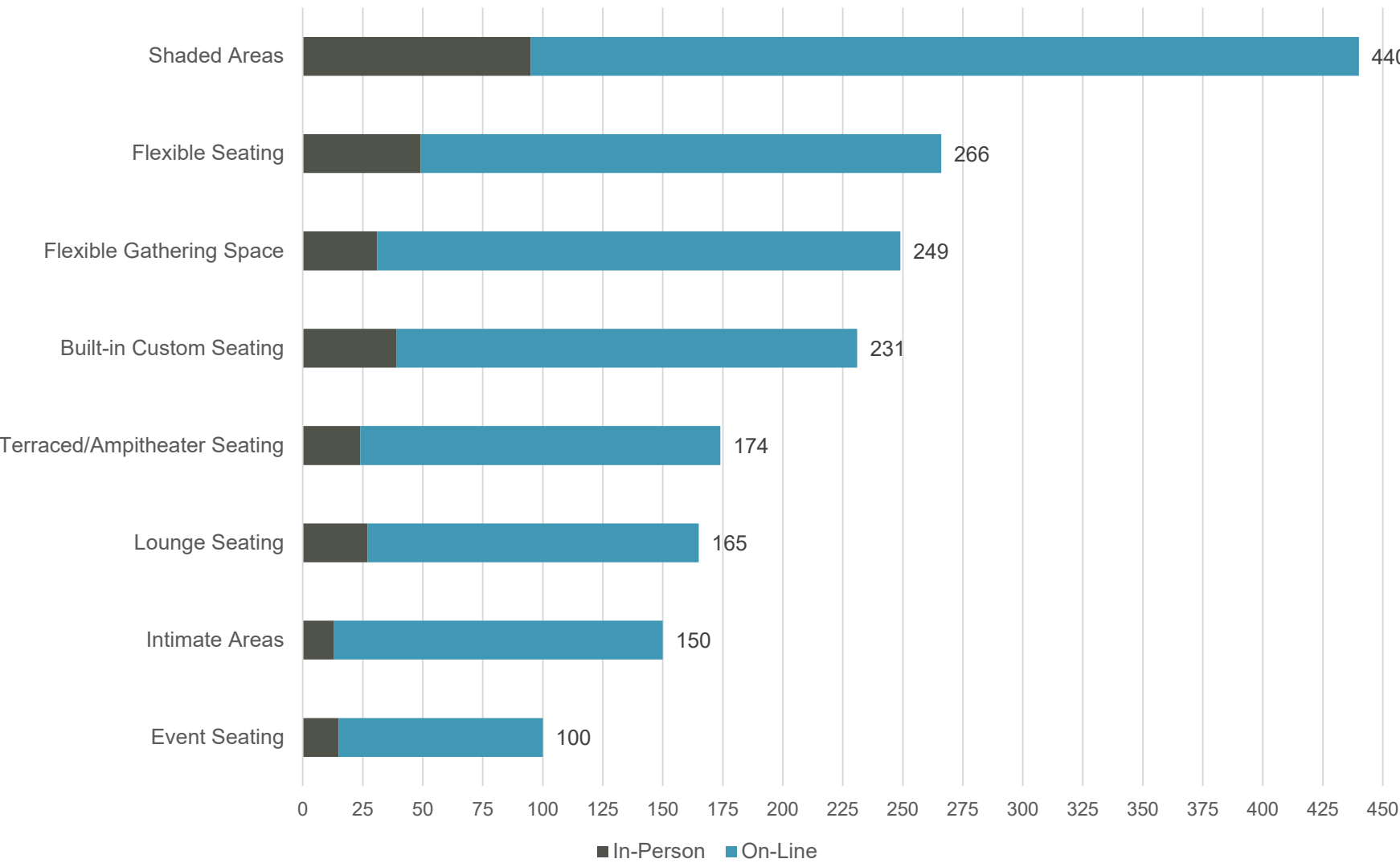
What are the opportunities for retail and dining?



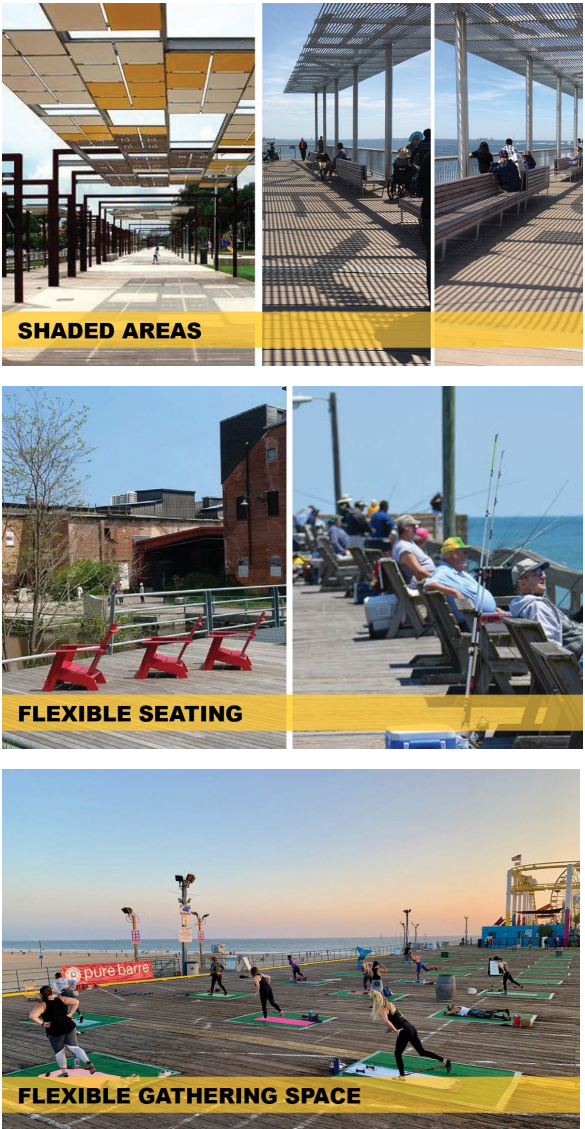
560 total responses



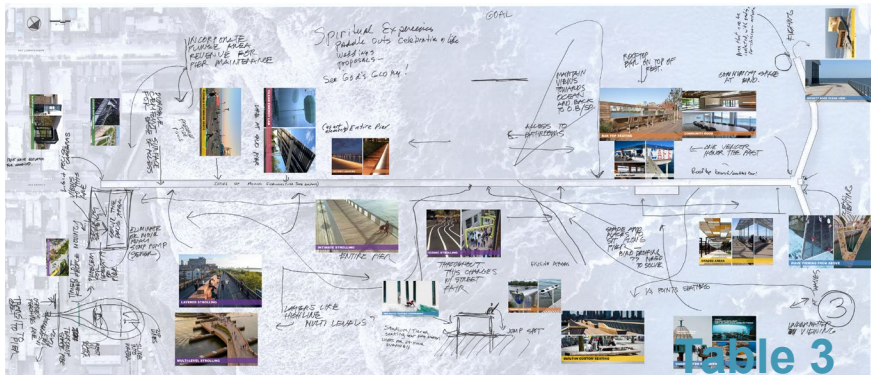
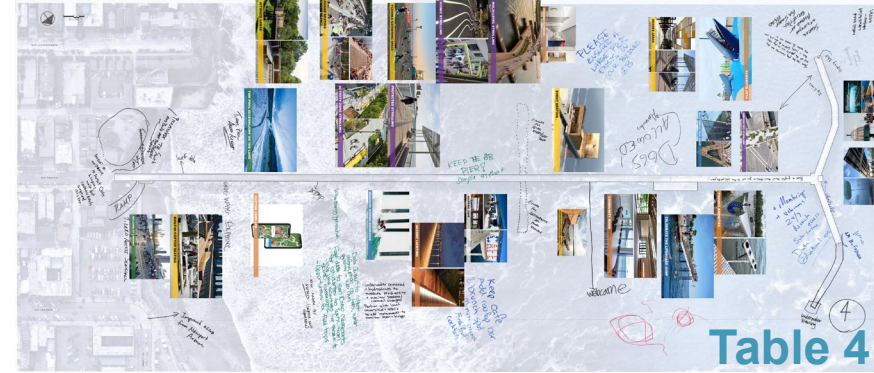
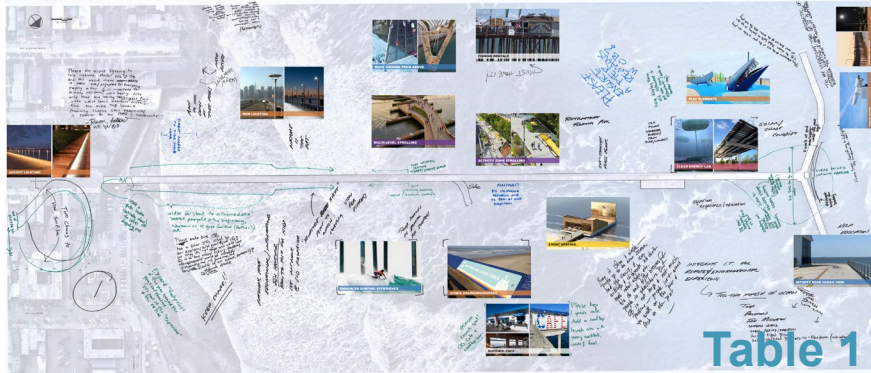
What are some new opportunities for gathering?



581 total responses



Listening / Drawing Stations



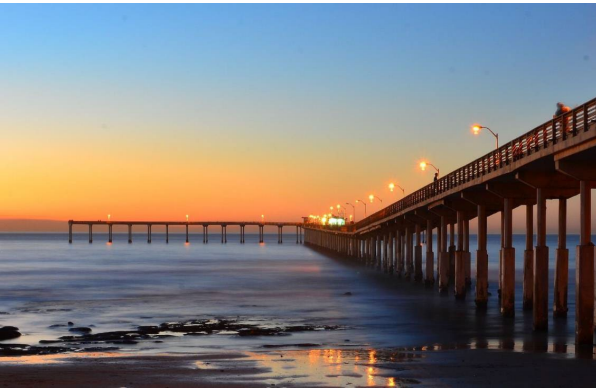
Common Themes

- ❑ Keep it simple, but think big
- ❑ Enhance the quality
- ❑ Add places for people to linger on the pier
- ❑ Shade is critical
- ❑ The beach and tidepool experiences are important
- ❑ Protect the current users/uses
- ❑ Enhance the access
- ❑ Celebrate the ocean experience
- ❑ Add Unicorns – remember the younger users



OCEAN BEACH PIER RENEWAL PROJECT

Part 2 – High Level Design Alternatives



the iconic view



arriving at the pier



activating the pier



a simple elegance

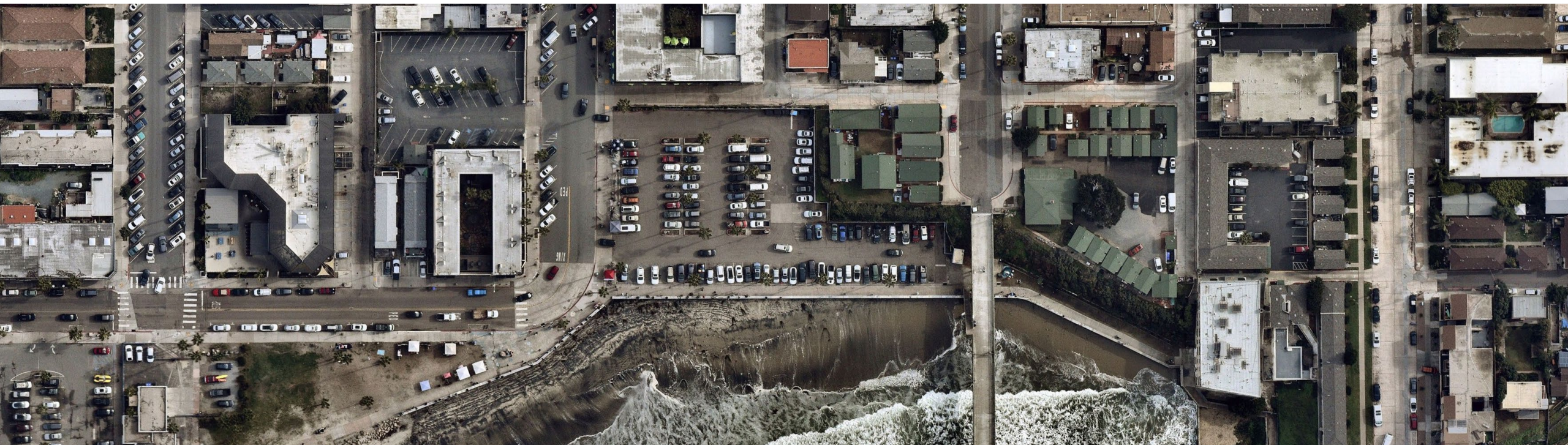


Creating Design Alternatives

- ❑ **Designs must reflect the guiding principles**
- ❑ **Design ideas must represent what we are hearing from the community**
- ❑ **How bold should the vision be?**
 - Bold can be both visionary and subtle
 - Explore options with different levels of design that honor important historic qualities of the original pier to complete re-envisioning the pier
- ❑ **Our goal is to push beyond everyone's comfort level**
 - We can always scale back, but once you set a level of expectation it is difficult to exceed it.
- ❑ **Ideas and Placemaking are flexible**
 - Ideas from different schemes can be combined to create a preferred alternative

Equitable Access Alternatives

- ❑ Providing equitable access to the pier for all users is critical to the long-term success of the pier.
- ❑ Alternatives explore a range of solutions with varying level of benefit, cost, and impacts to the existing beach front.



A1 – The Bluff Walk





A1 – The Bluff Walk

- ❑ **Least impactful to the existing beach front**
- ❑ **Requires users to walk south of the pier to access the sloped walk.**
- ❑ **Increases users and therefore eyes on the tide pools south of the pier**
- ❑ **Does not create a strong connection to Newport Avenue and the heart of downtown Ocean Beach.**

A2 – The Alley Promenade





A2 – The Alley Promenade

- ❑ Limits access in alley (deliveries only)
- ❑ Eliminates 2 parking spaces in current lot
- ❑ Requires users to make the decision to either go to the pier or go to the beach.
- ❑ Creates a more direct connection to Newport Avenue and the heart of downtown Ocean Beach.



A3 – The Beach Front Terrace













+ parking

+ terrace café

+ beachfront terrace

+ bluff walk

+ perched beach

A3 – The Beach Front Terrace

- ❑ **Creates new public space on the beach**
- ❑ **Expands parking by 15 spaces**
- ❑ **Creates a direct connection to Newport Avenue and the heart of downtown Ocean Beach.**
- ❑ **Creates a direct connection from the beach to the pier**
- ❑ **Introduces new food and beverage opportunity on the beach front**
- ❑ **Requires a second level of parking**

Pier Design Alternatives

ALT I

The “Squint Test”

Enhancing the Everyday

ALT II

The “Remora”

Celebrating the Place

ALT III

The “Braid”

Walking Over Water

Retains some original qualities of the Pier

Re-invents the Pier



A1 – The Squint Test (Enhancing the Everyday)

- ❑ **Concept utilizes the historic composition and framework of the original pier**
- ❑ **Expands pier width and introduces larger gathering areas that are less visible from prominent viewing areas**
- ❑ **Emphasizes placemaking and comfort**
- ❑ **Celebrates the current uses/users of the pier**

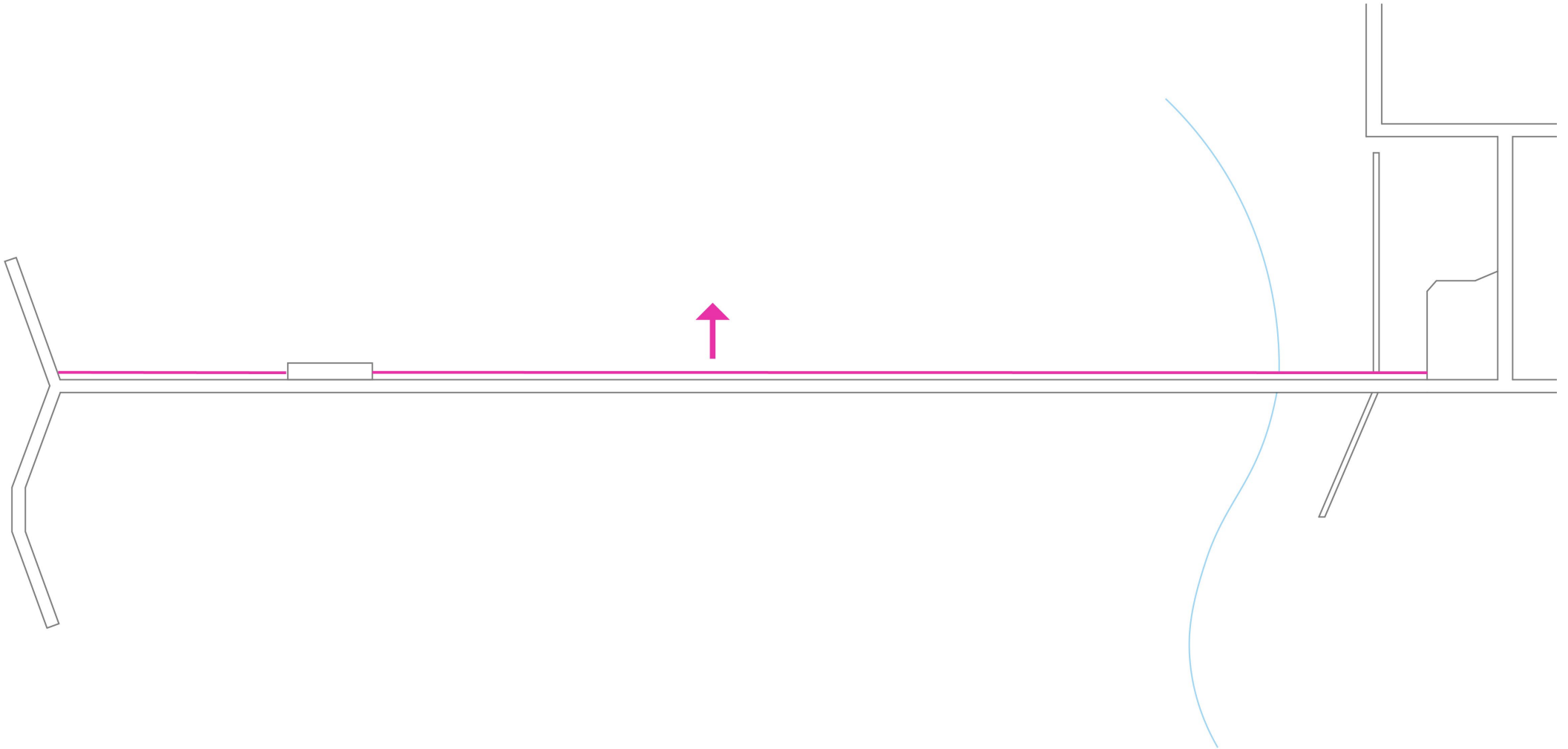
A1 – The Squint Test (Enhancing the Everyday)

Existing Condition



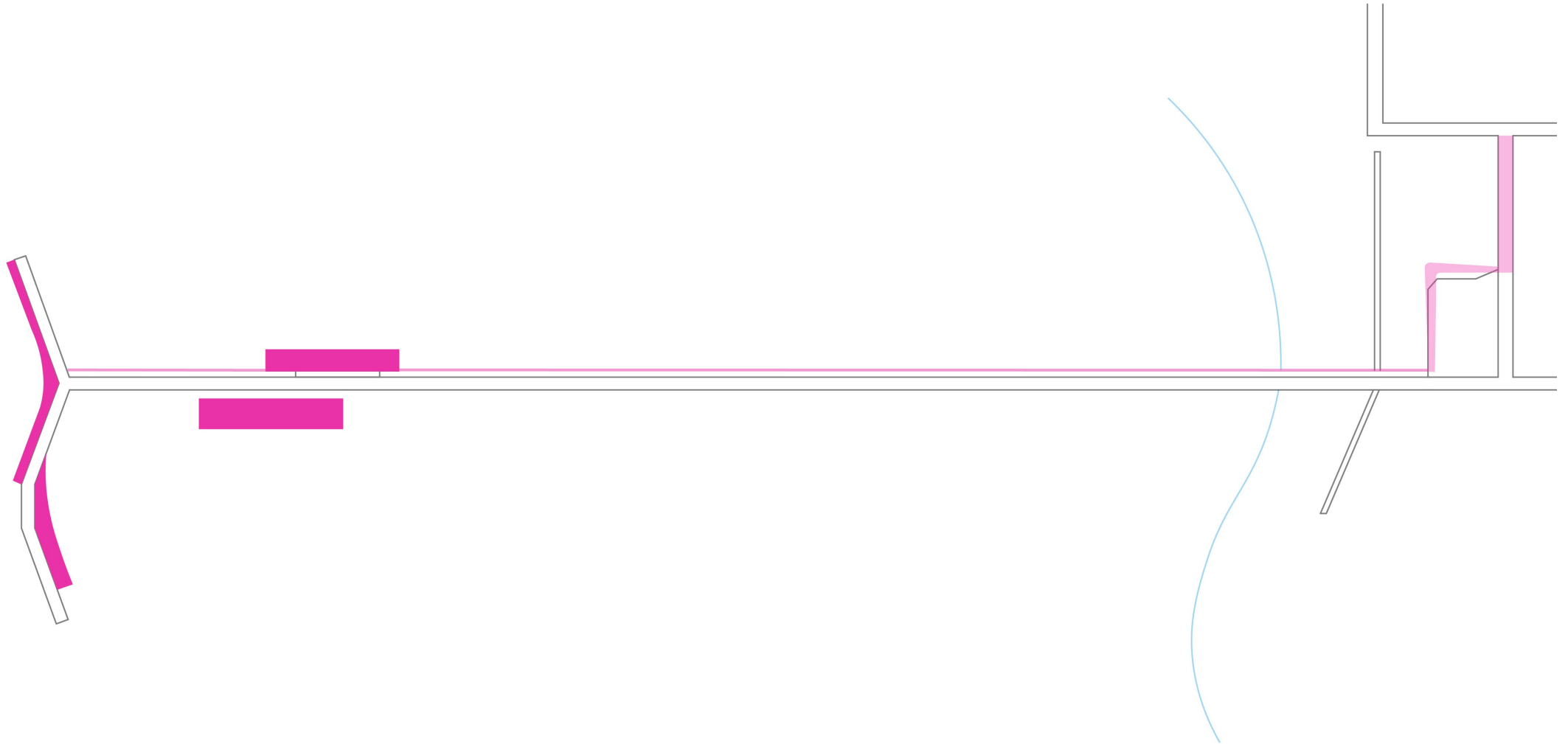
A1 – The Squint Test (Enhancing the Everyday)

Expand the Pier



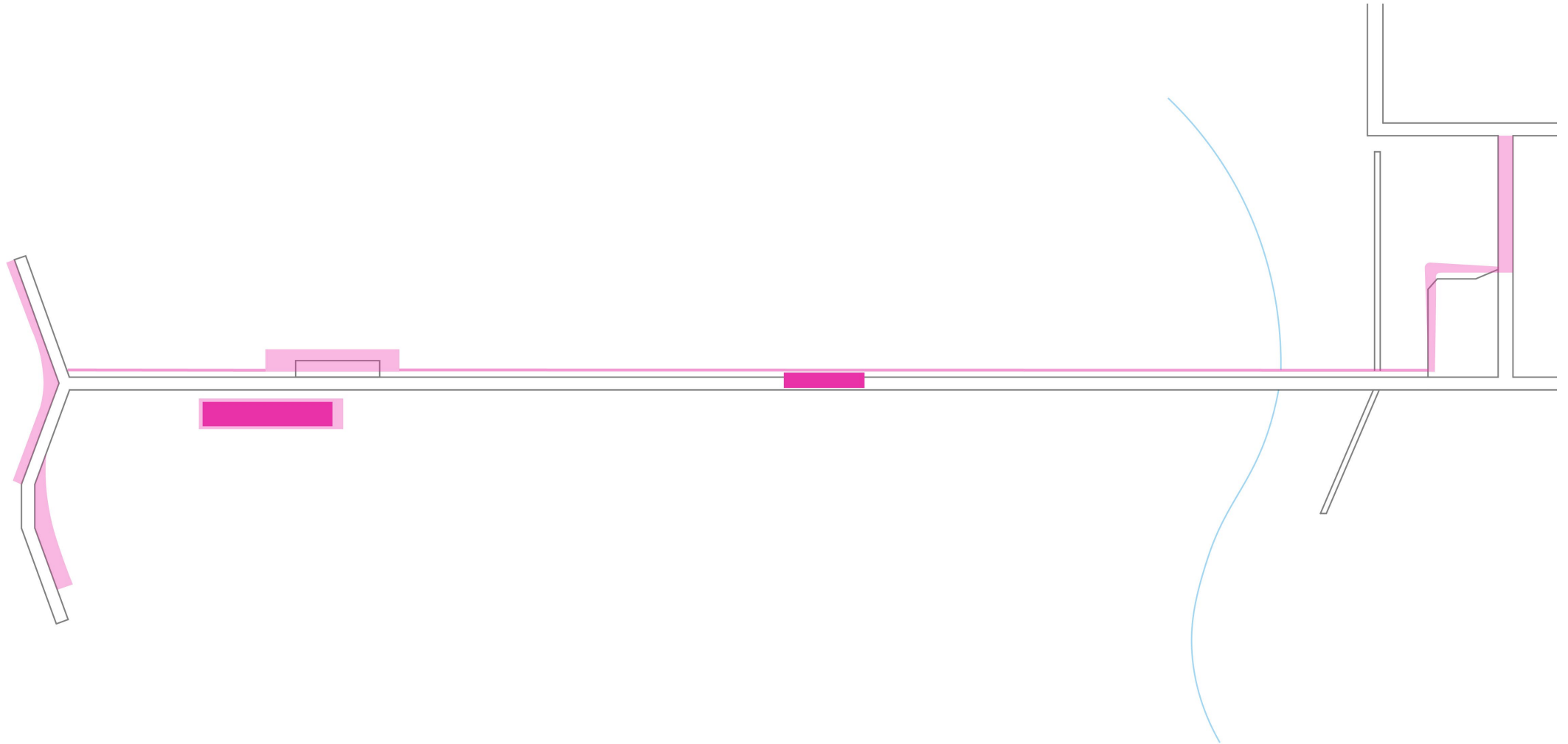
A1 – The Squint Test (Enhancing the Everyday)

+ Places to Gather



A1 – The Squint Test (Enhancing the Everyday)

+ Make it Comfortable



fish deck

cleaning station +
shade from building +

riptide right plaza

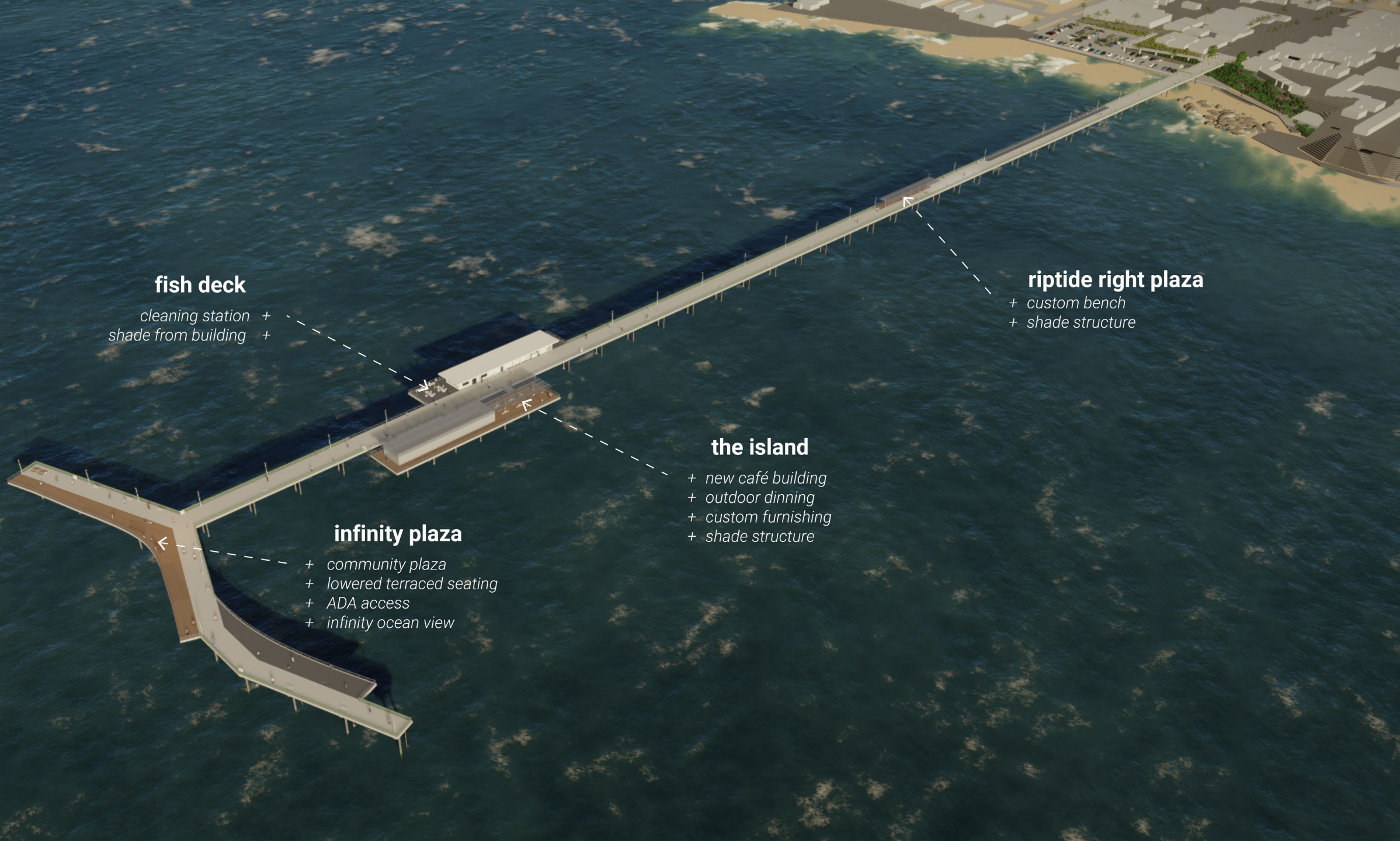
+ custom bench
+ shade structure

the island

+ new café building
+ outdoor dinning
+ custom furnishing
+ shade structure

infinity plaza

+ community plaza
+ lowered terraced seating
+ ADA access
+ infinity ocean view







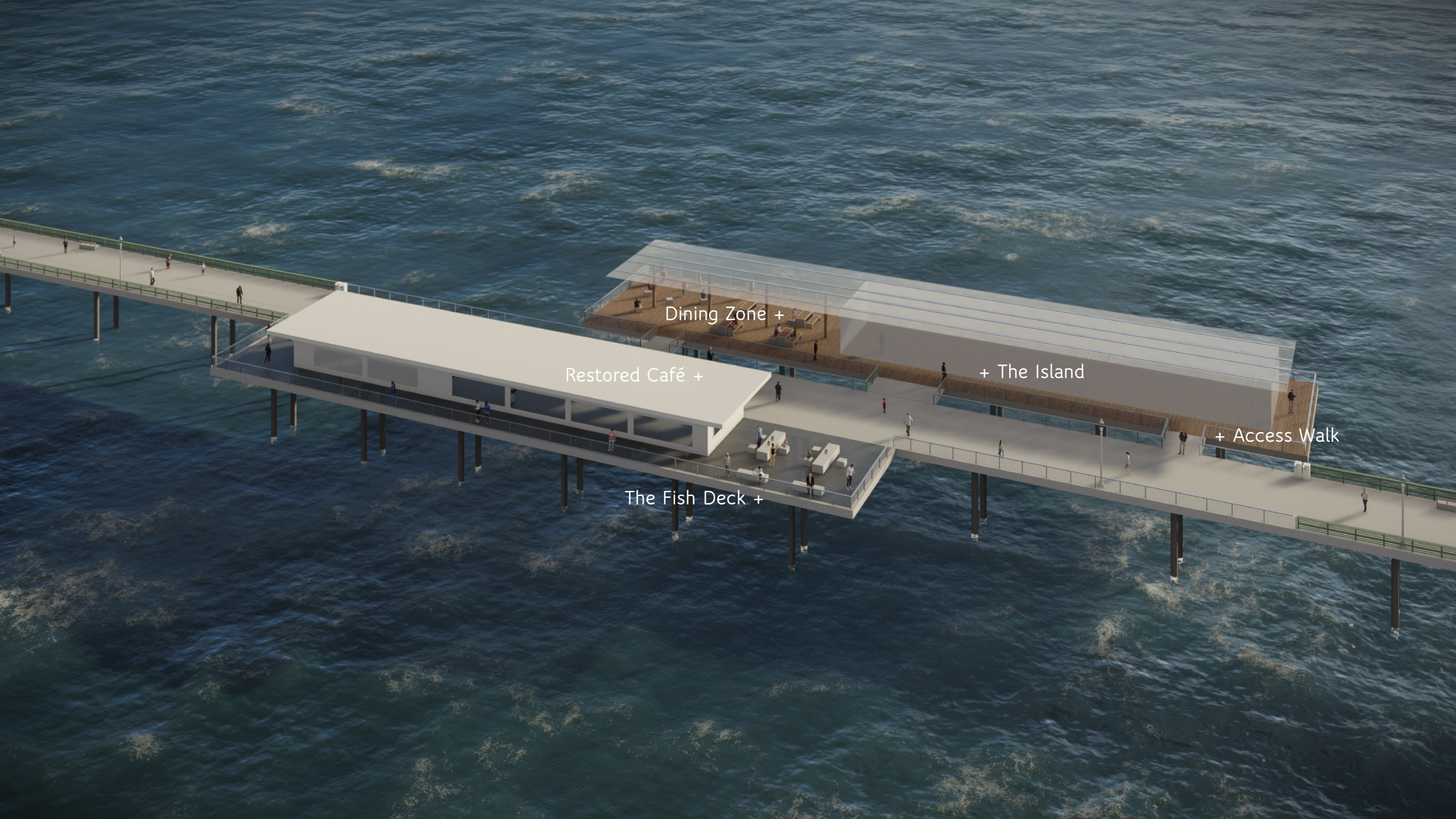


The Wave Canopy +

+ Surfers View Railing

Riptide Right Plaza +

Historic Railing +



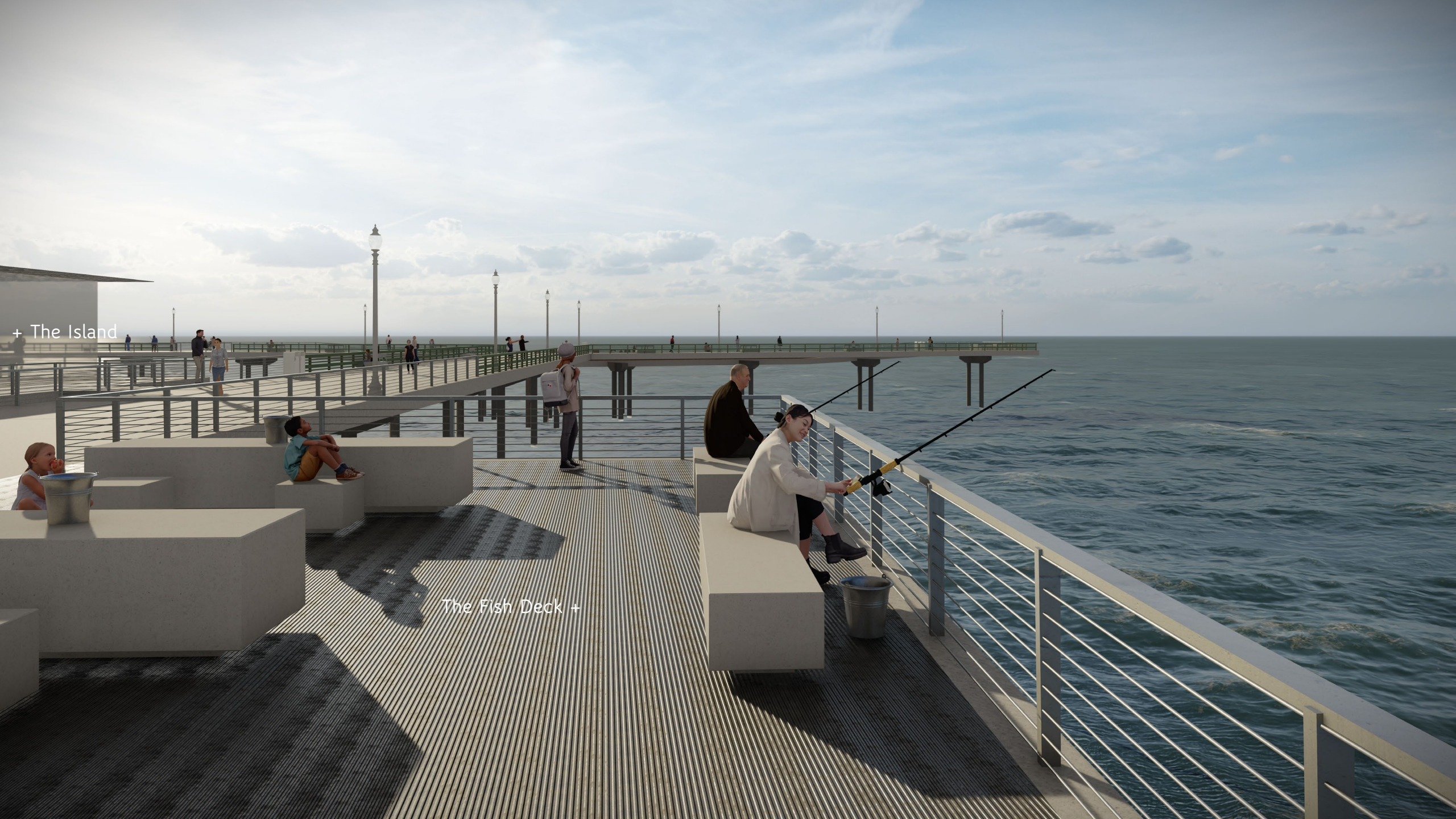
Dining Zone +

Restored Café +

+ The Island

+ Access Walk

The Fish Deck +



+ The Island

The Fish Deck +



+ The Island

Dining Zone +

The Fish Deck +

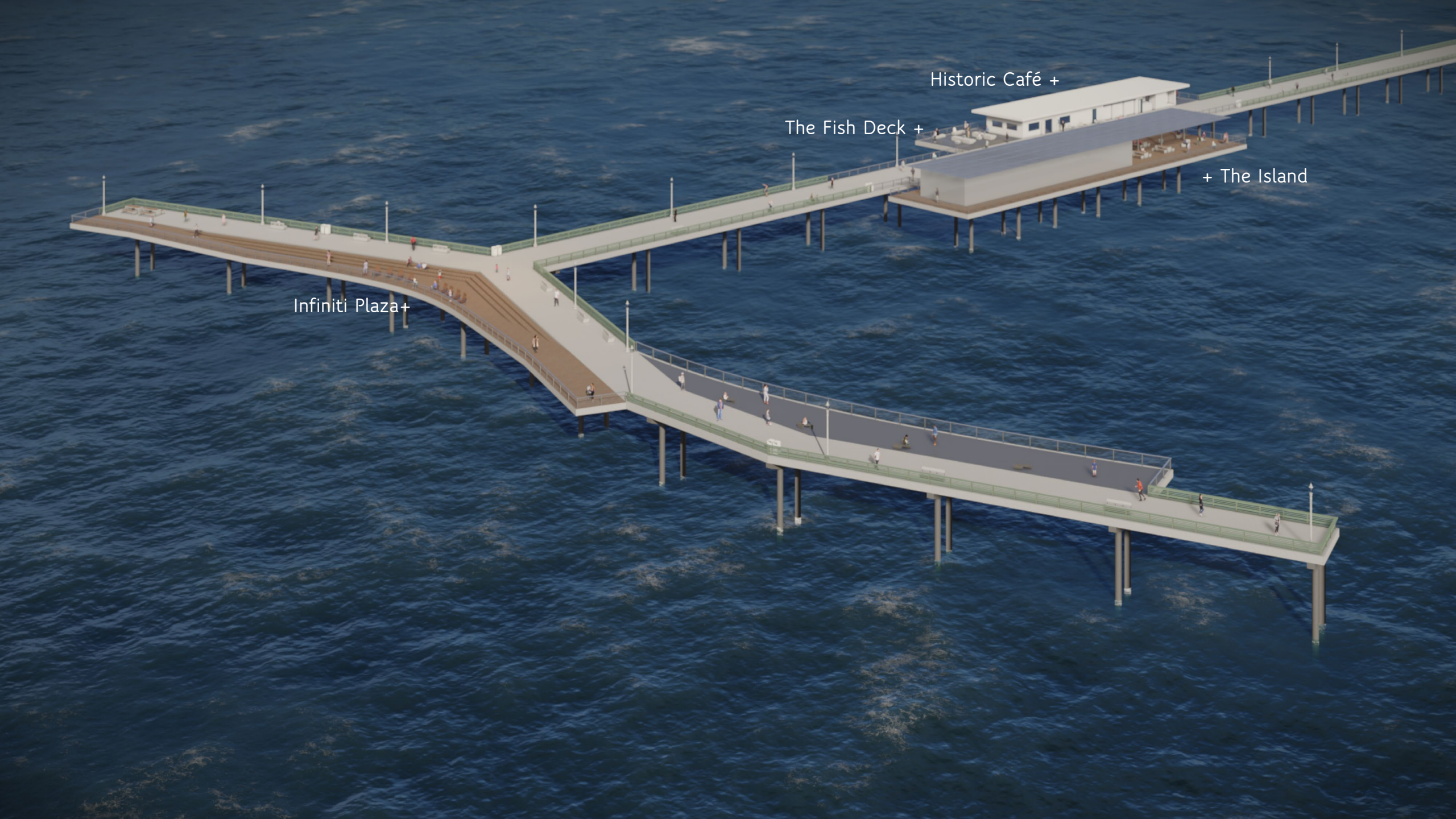
+ Access Bridge



Infiniti Plaza+

The Long View +

Historic Railing +



Historic Café +

The Fish Deck +

+ The Island

Infiniti Plaza+



Ocean Amphitheater +

+ Infiniti Plaza

+ Accessible Ramp

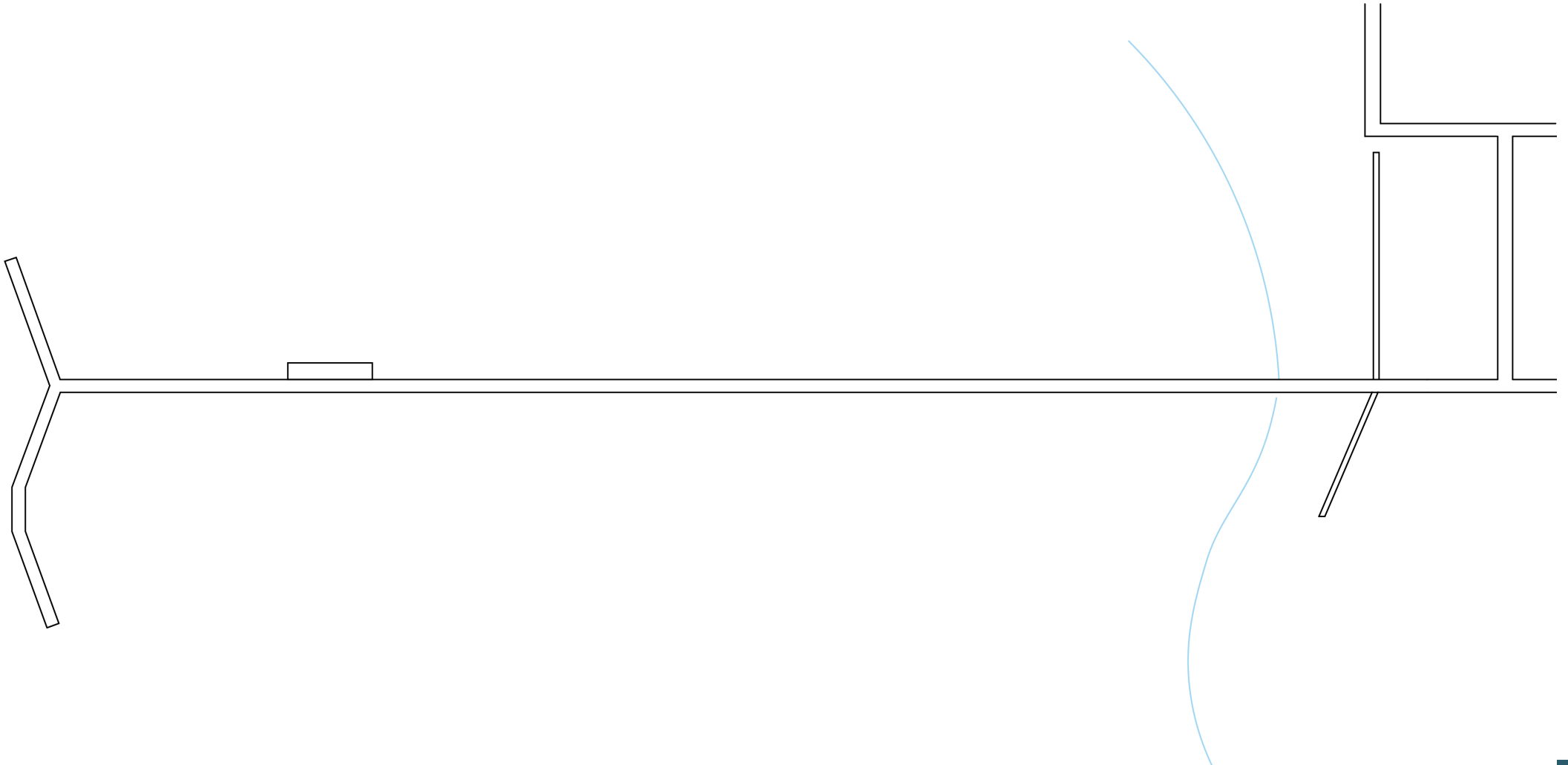
A2 – The Remora (Celebrating the Place)

- ❑ Utilizes the original pier layout as an armature
- ❑ Much like the symbiotic relationship between the Remora and the Shark, the proposed design includes new placemaking that supports the historic uses and design of the pier
- ❑ Emphasizes placemaking and comfort
- ❑ Celebrates the current uses/users of the pier



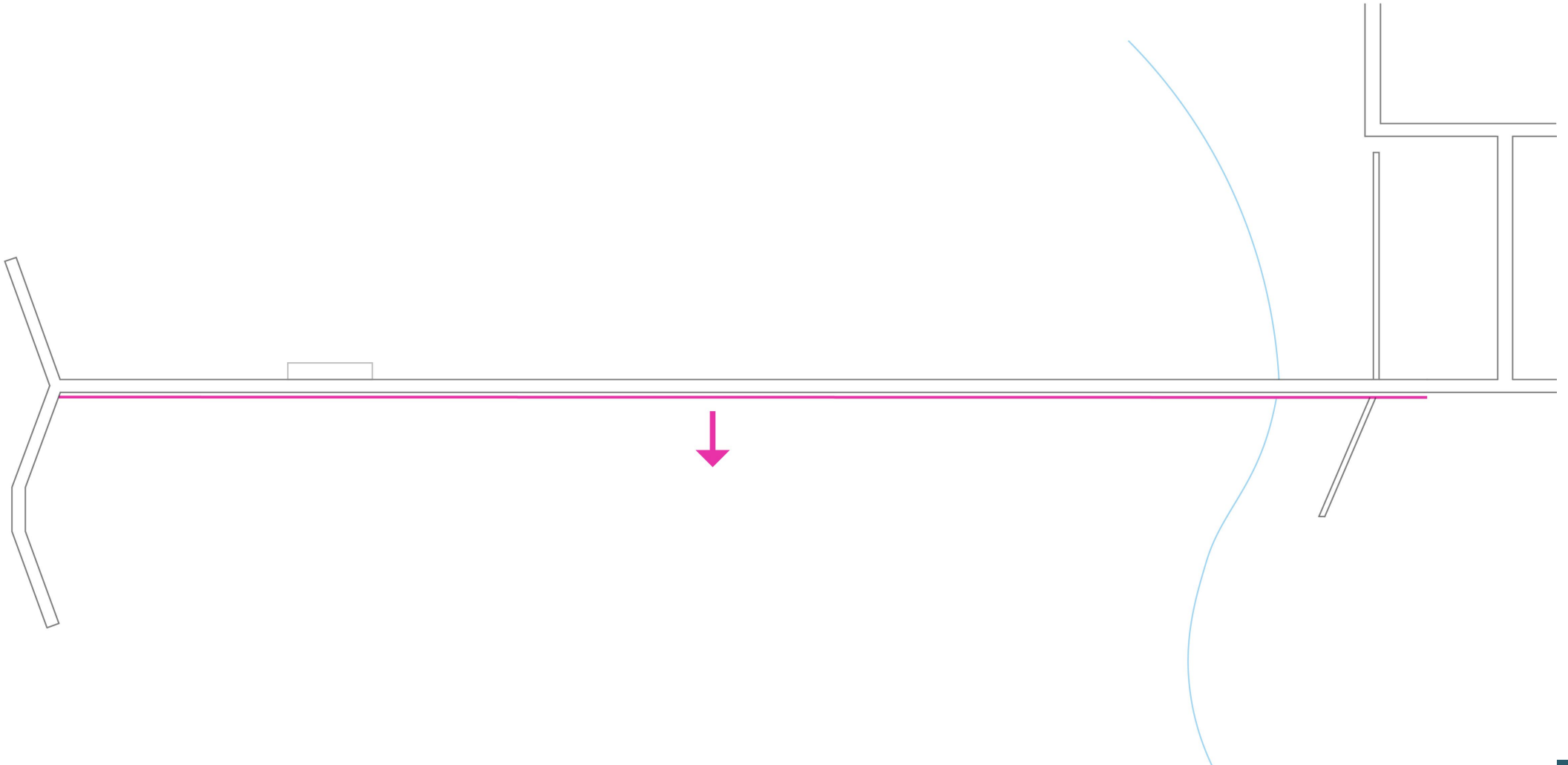
A2 – The Remora (Celebrating the Place)

Existing Condition



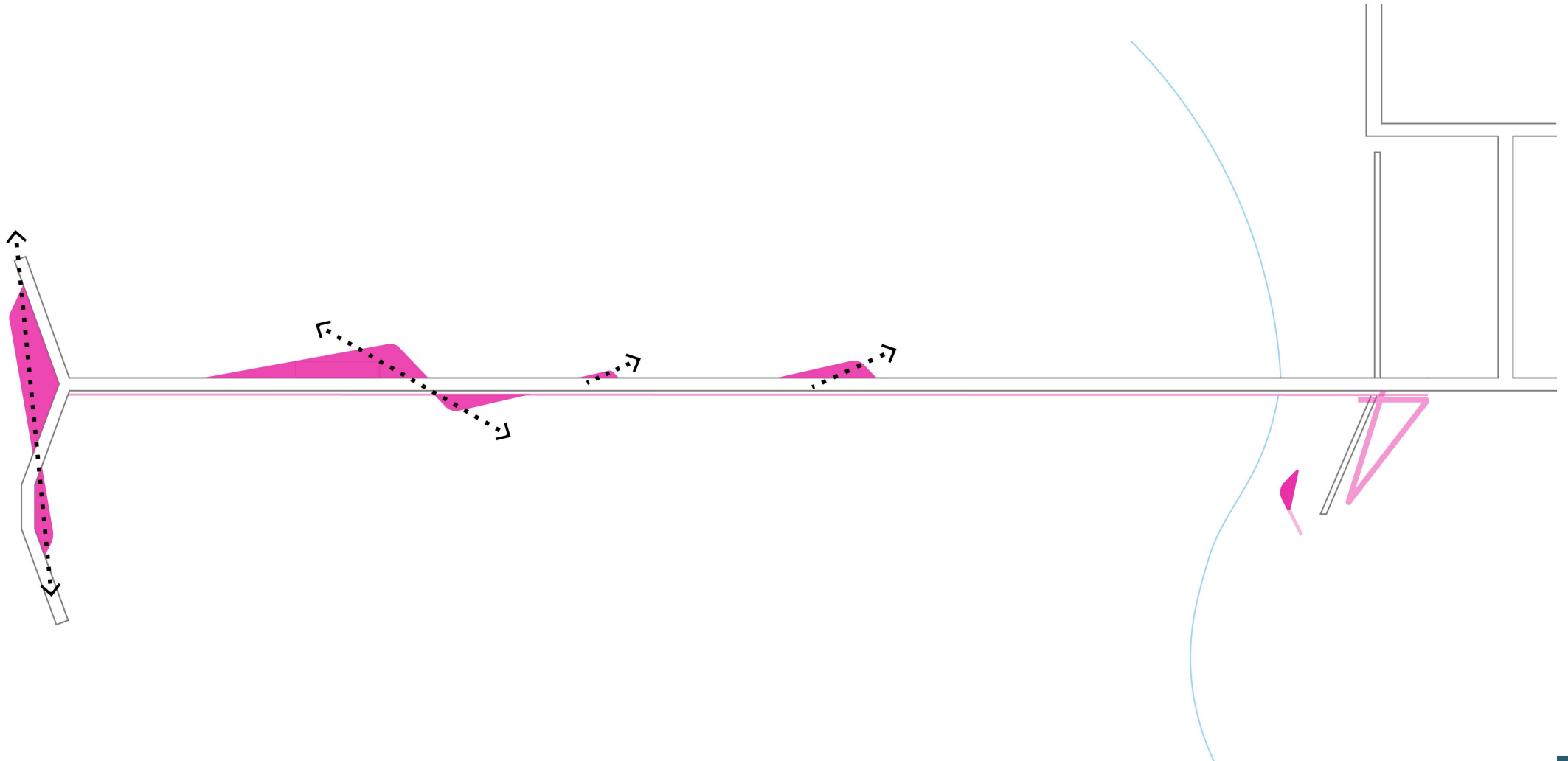
A2 – The Remora (Celebrating the Place)

Expand the Pier



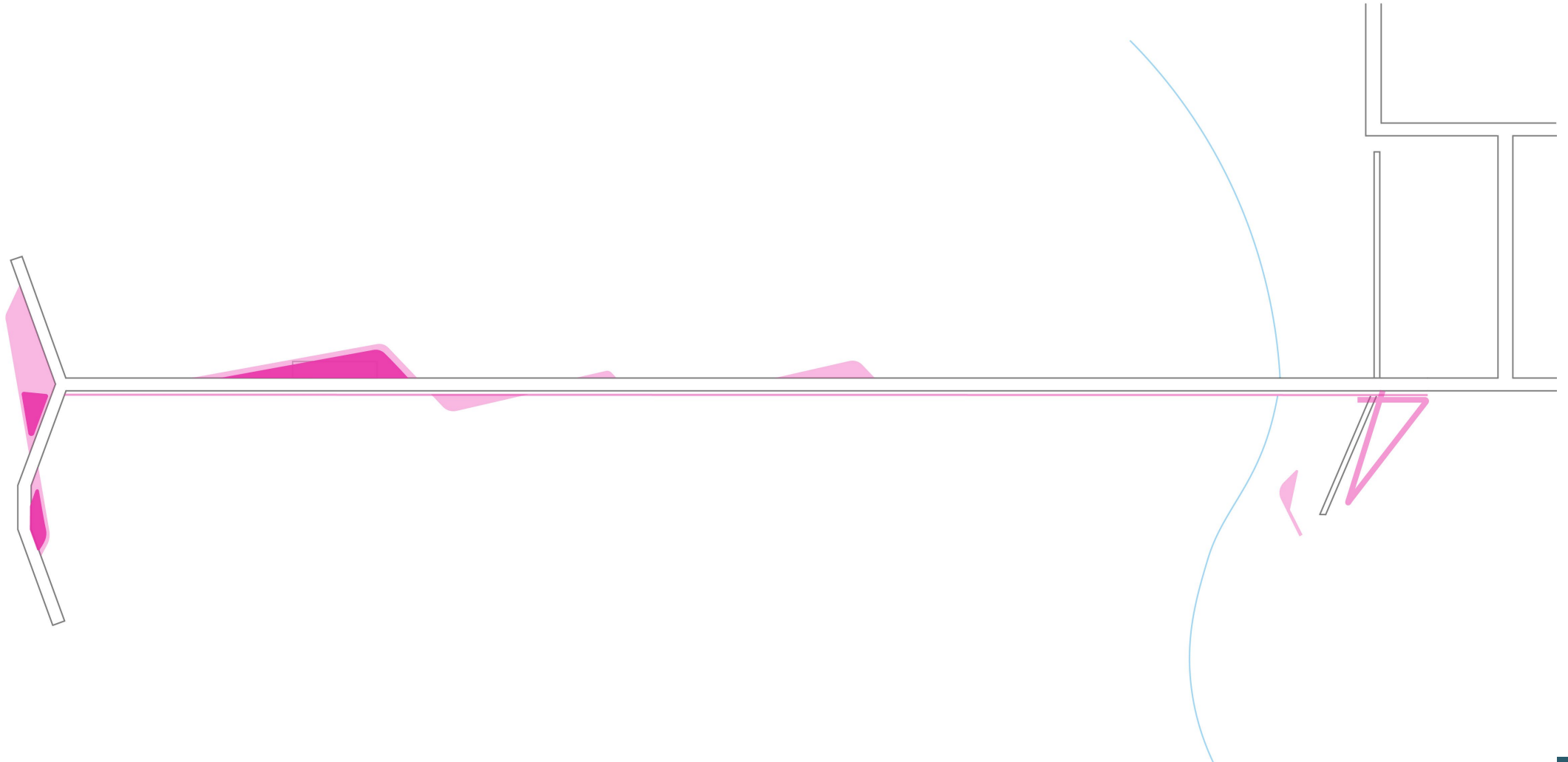
A2 – The Remora (Celebrating the Place)

+ Places to Gather



A2 – The Remora (Celebrating the Place)

+ Make it Comfortable





the overlook

- + community plaza
- + ocean view perch
- + shade structure + picnic area
- + net loungers
- + the bluff

surfer's lounge

- + custom bench
- + shade structure
- + bar height seating

community point

- + extended outdoor seating / dining
- + junior jump spot
- + new community building
- + café seating
- + shade structure

the terraces

- + lowered terraced seating
- + shade structure







Historic rail +

+ Surfer's lounge

+ Integrated Fishing



Bluff rail +

Surfer's lounge +

+Open Railing

Custom Lounge +



+ Community Room | Dining Terrace

+ Re-interpreted Historic Railing

+ Junior Lifeguard Jump



Community Room +

+ Outdoor Dining Terrace

+ Historic cafe



+ Historic cafe

Community Room +

+ Dining Terrace

Community room | dining terrace +

+ the Bluff

the overlook +

+ fishing terrace





+ interpretive signage

+ fish net loungers

+ the overlook



+ the overlook

+ fish net loungers

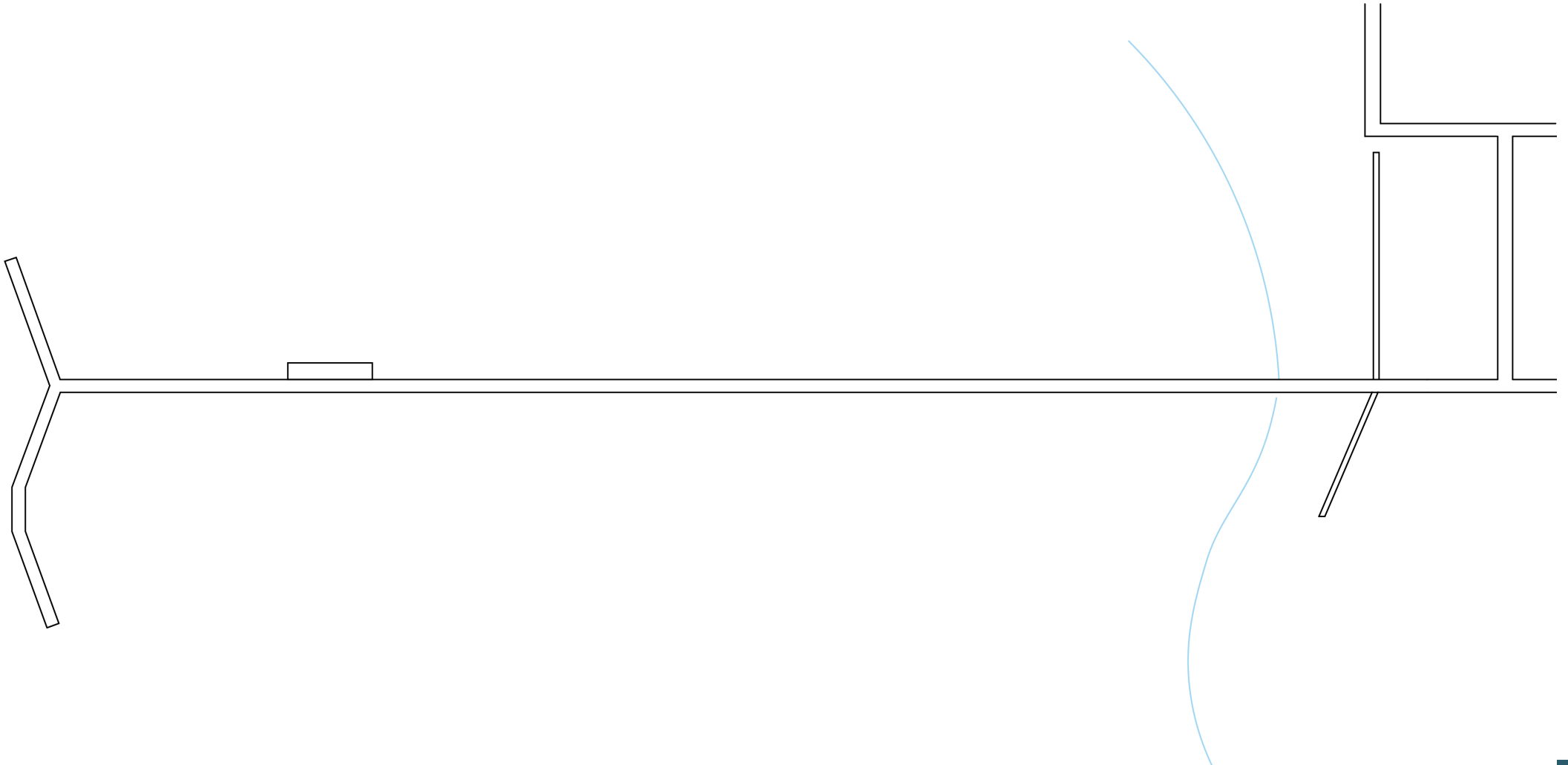
+ the Bluff

A3 – The Braid (Walking over Water)

- ❑ Re-interprets all the signature features of the original pier.
- ❑ Creates an icon and a one-of-a-kind experience
- ❑ Enhances the way visitors experience the ocean
- ❑ Increases economic benefit
- ❑ Introduces a vertically triangulated spaces

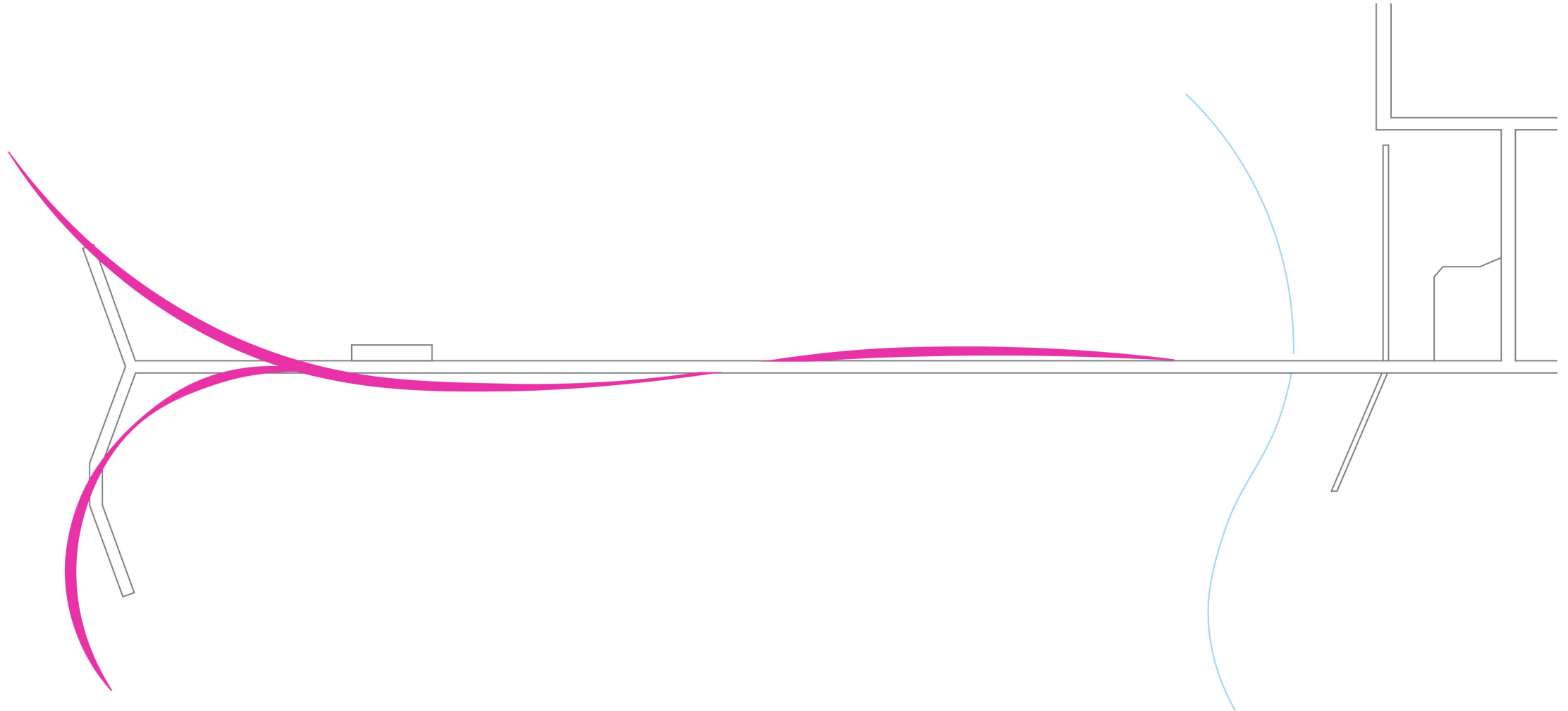
A3 – The Braid (Walking over Water)

Existing Condition



A3 – The Braid (Walking over Water)

+ New Pier Flow



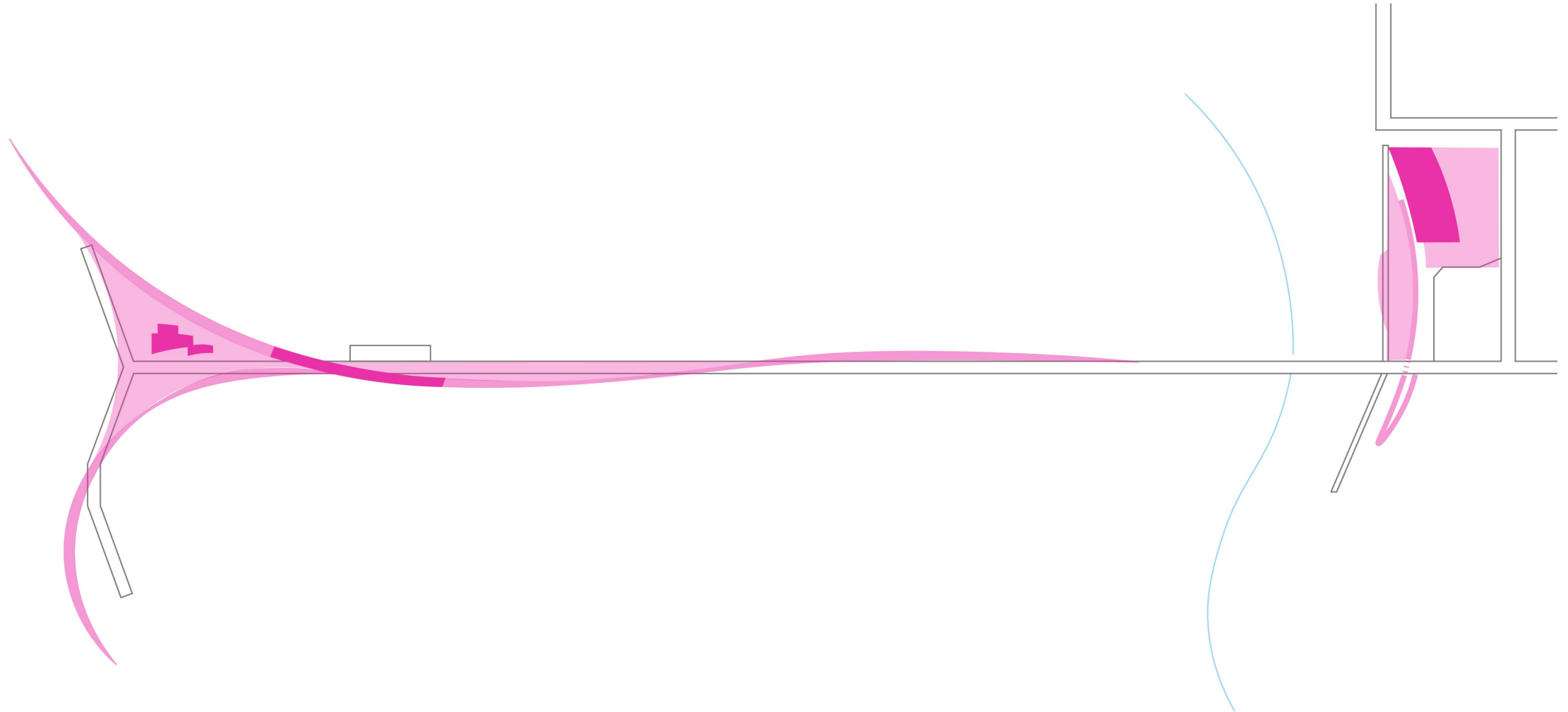
A3 – The Braid (Walking over Water)

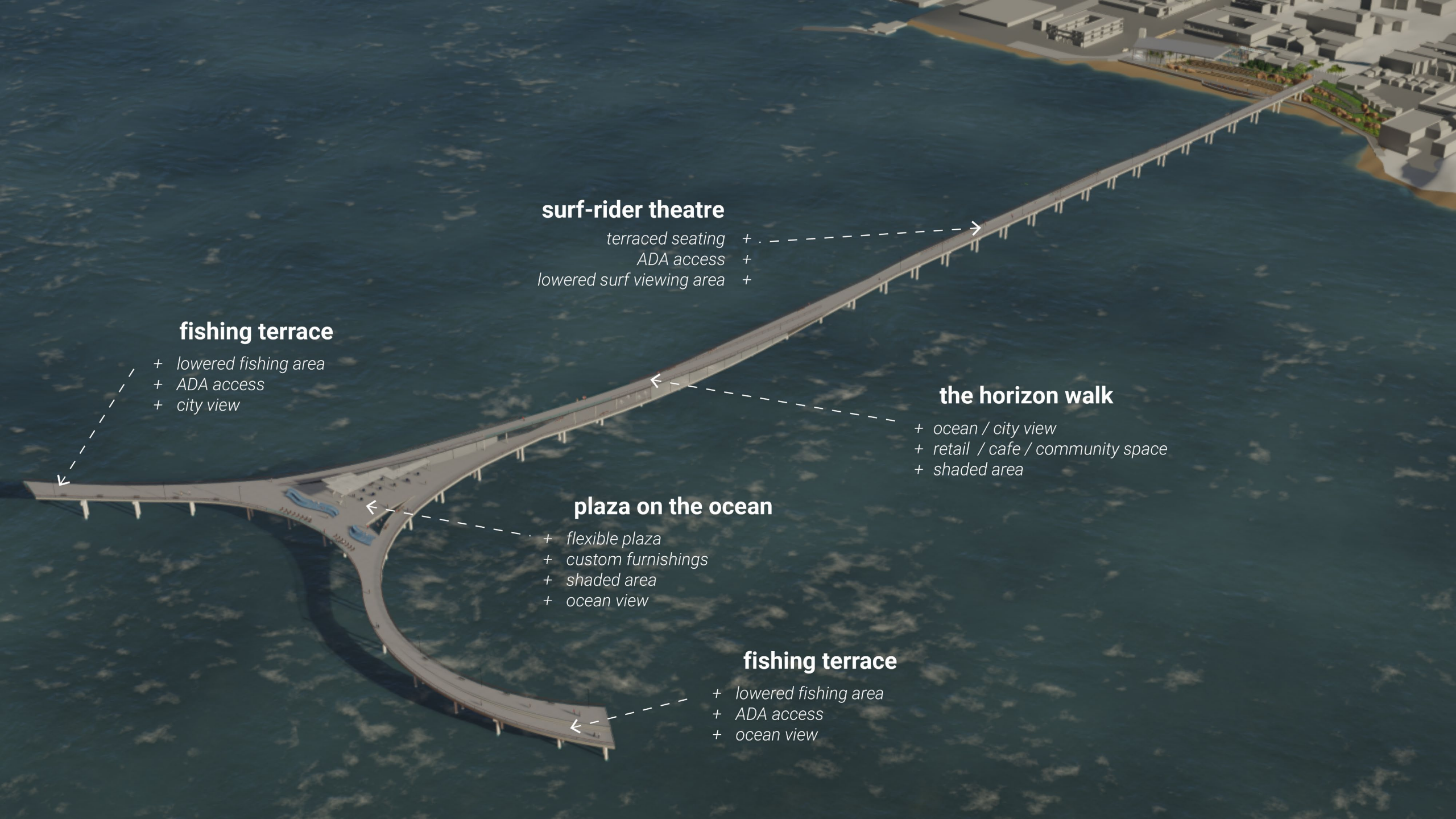
+ Places to Gather



A3 – The Braid (Walking over Water)

+ Create Comfort





surf-rider theatre

- terraced seating* +
- ADA access* +
- lowered surf viewing area* +

fishing terrace

- + lowered fishing area*
- + ADA access*
- + city view*

the horizon walk

- + ocean / city view*
- + retail / cafe / community space*
- + shaded area*

plaza on the ocean

- + flexible plaza*
- + custom furnishings*
- + shaded area*
- + ocean view*

fishing terrace

- + lowered fishing area*
- + ADA access*
- + ocean view*







+ Horizon Walk

+ The Long View

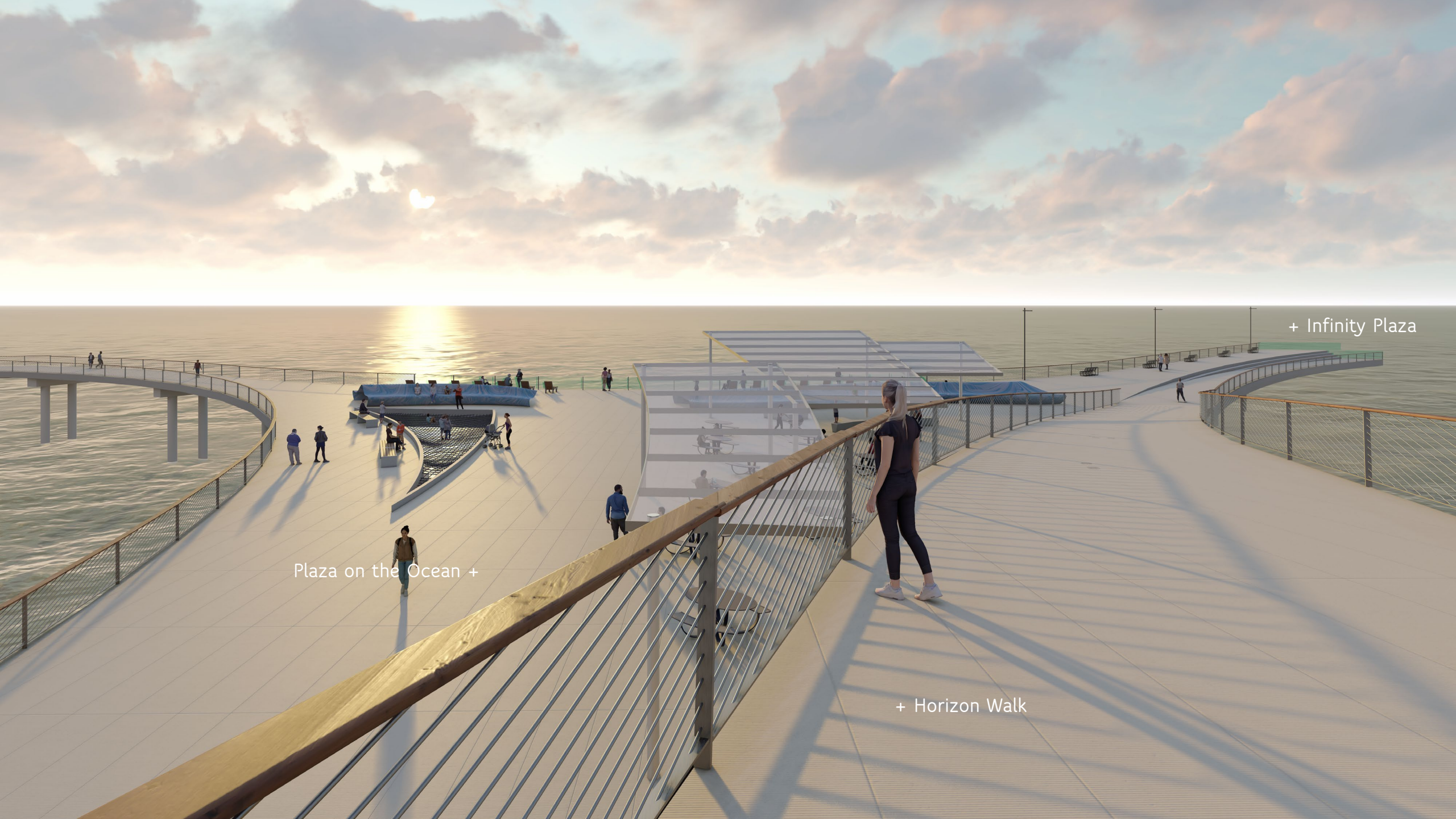
+ Surf Theatre



The Wave Café +

+ Horizon Walk

+ Under the Horizon Cafe



+ Infinity Plaza

Plaza on the Ocean +

+ Horizon Walk



+ Horizon Walk

+ Plaza on the Ocean

+ Under the Horizon Café

The Wave Café Seating +



+ The Wave Café

+ The Long View



horizon walk +

under the horizon café +

flex plaza +

Ocean Lounge +

+ net loungers



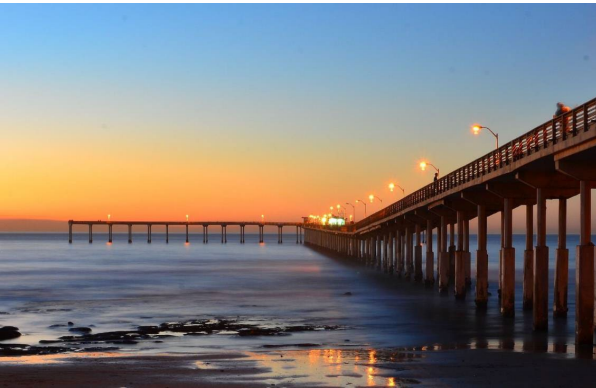
+ Views to Coastal Bluffs

+ Ocean View Terraces

+ Fishing Terrace

OCEAN BEACH PIER RENEWAL PROJECT

Part 3 – Listening Stations



Listening Stations

❑ We invite you to let us know what you think.

- Series of Dot Exercises

Which way that the pier meets the land is your favorite? (please select 1)



Which surf viewing experience do you find the most interesting? (please select 1)



- Meet the design team to ask questions



THE BEACH FRONT TERRACE

CREATING EQUITABLE ACCESS

Online Survey

- ❑ If you would like more time to think about what you have see prior to providing feedback, please take the survey online at:

https://www.surveymonkey.com/r/OB_Pier_Renewal_Survey_3



The survey will be open from September 9th until October 9th.

OCEAN BEACH PIER RENEWAL PROJECT
THANK YOU!

