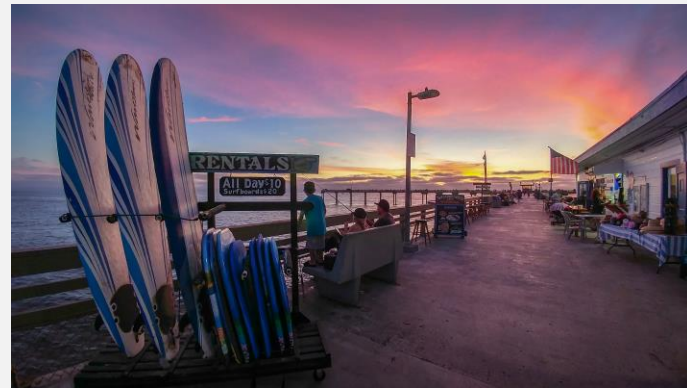
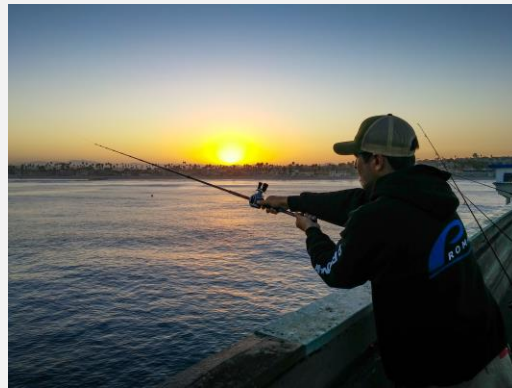




# OCEAN BEACH PIER RENEWAL PROJECT

Community Open House, Saturday June 10, 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

## Elizabeth Schroth-Nichols, P.E.

- Deputy City Engineer

## Delfa Genova, P.E.

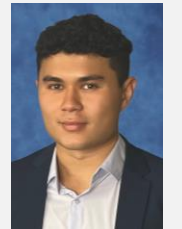
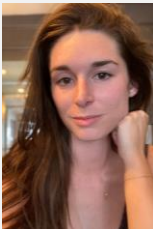
- Assoc. Civil Engineer & Project Manager

## Kohta Zaiser

- Deputy Director of Community Engagement

## Manuel Reyes

- Council Representative - District 2



# Status – When Will The Pier Open?

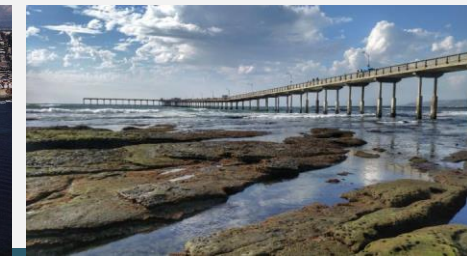
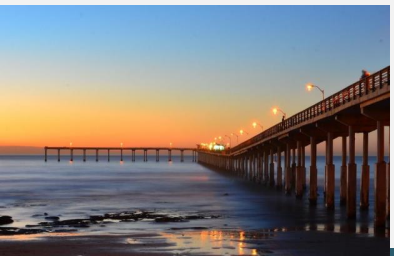
- ❑ Pier inspected in April
- ❑ No major damage to the concrete structure from recent storms
- ❑ Increase in corrosion-related concrete damage
- ❑ Pier railing repairs in-process
- ❑ Deck load limitations imposed
- ❑ Pier will open in July 2023





# Today's Agenda

- ❑ **Presentation**
  - Opening Remarks / Introductions
  - Where are we in the process?
  - What we have heard?
  - Guiding Principles
  - Opportunities and Constraints
  - Listening to the Community
- ❑ **Listening and Engagement Stations**
- ❑ **Award Prizes**





# Moffatt & Nichol Design Team



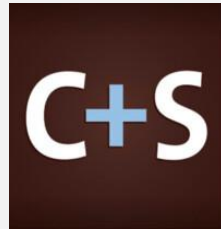
moffatt & nichol

CIVI  
TAS

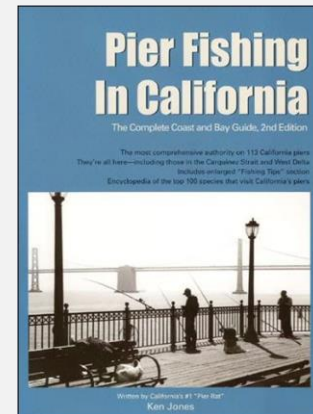
Landscape  
Architecture +  
Urban Design



Roesling Nakamura Terada Architects

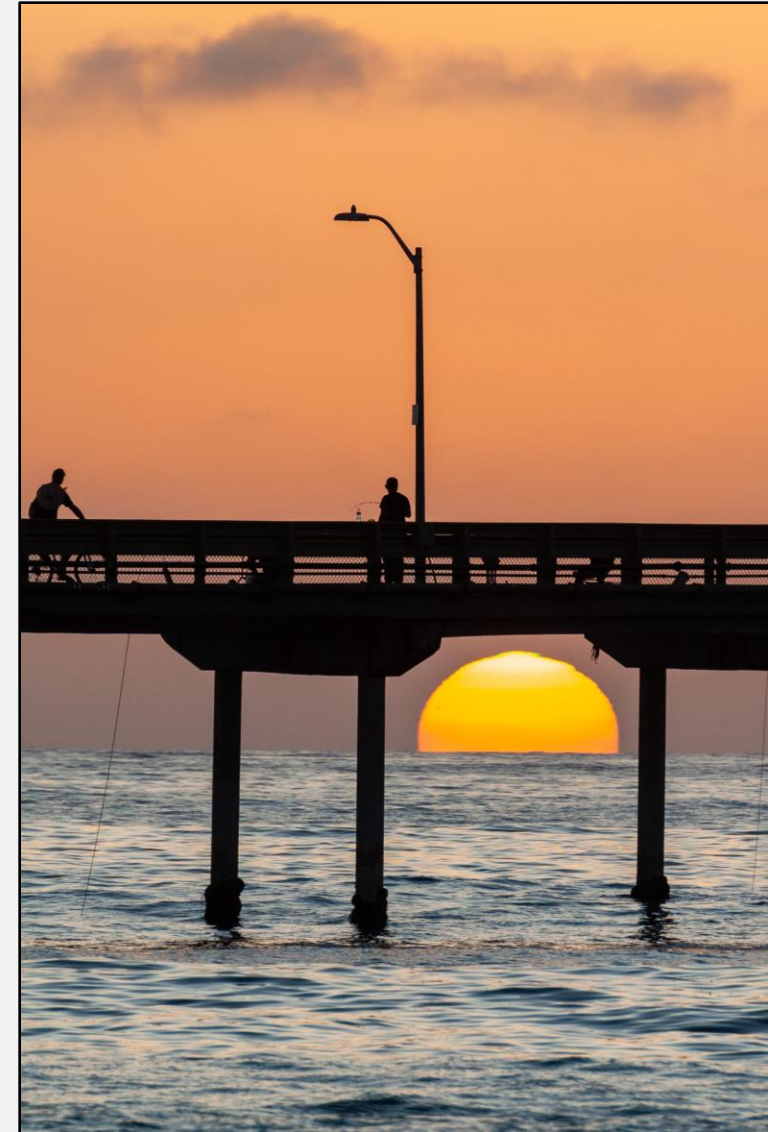
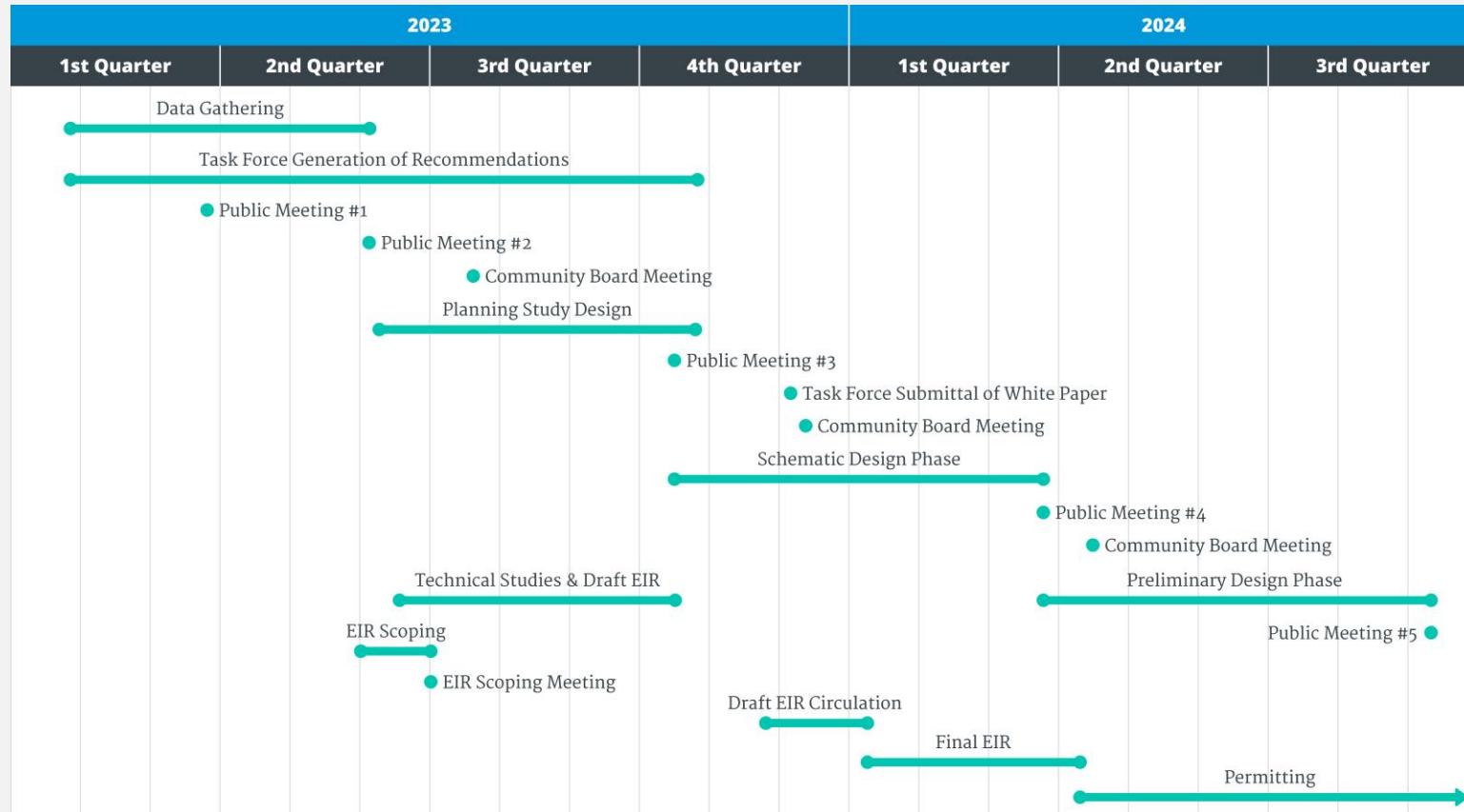


COOK + SCHMID COMMUNITY  
ENGAGEMENT



# Project Background

- ❑ Website - [www.OBPierRenewal.com](http://www.OBPierRenewal.com)
- ❑ We listened – Today we present Guiding Principles
- ❑ Updated Timeline



# Status – Historical Resources Board

- ❑ HRB responsibilities include:
  - Designation of historic sites
  - Review of development projects that may affect historic resources
- ❑ Historical Resources Technical Report developed
  - Submitted to HRB for review
  - Public Hearing – June 22
    - HRB Public Notice Website



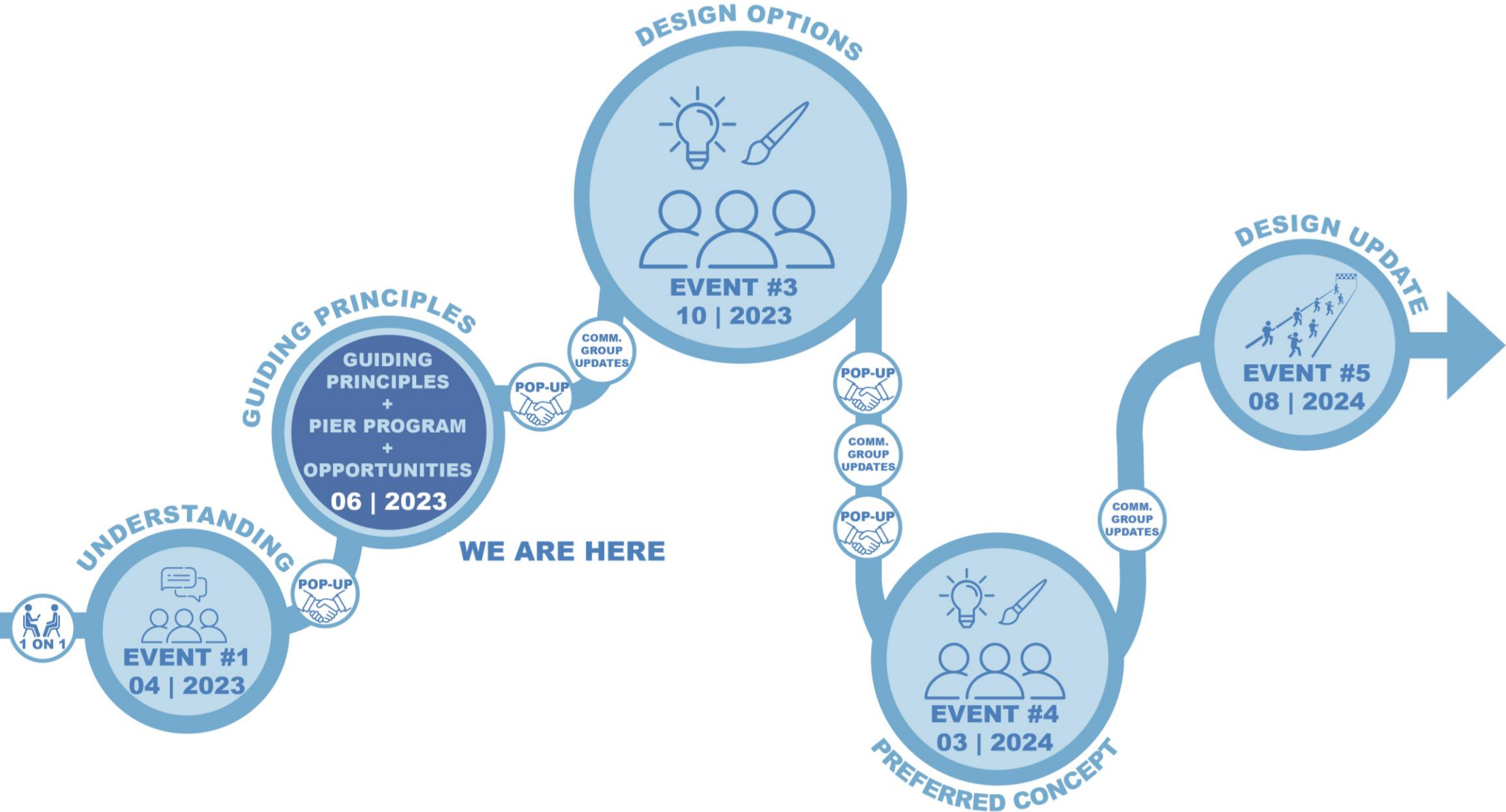


# Status – What Might the New Pier Cost?

- ❑ 2018 Moffatt & Nichol report-level estimate:
  - Demo and replace in-kind - **\$40 - \$60 Million** (“bare-bones” solution)
- ❑ Since 2018 Cost increases due to:
  - Inflation
  - Material supply chain anomalies
  - Labor shortages
- ❑ Add costs due to:
  - Increased height – sea level rise
  - Upgraded materials for longer service life
  - Accessibility improvements
- ❑ 2023 Cost – **\$50 to \$70 Million**
- ❑ The addition of other amenities and features will add to the above project costs
- ❑ The project cost estimates will be revisited at the end of each design phase.



# OCEAN BEACH PIER RENEWAL DESIGN PROCESS



## OCEAN BEACH PIER RENEWAL PROJECT

### Part 1 – What we heard



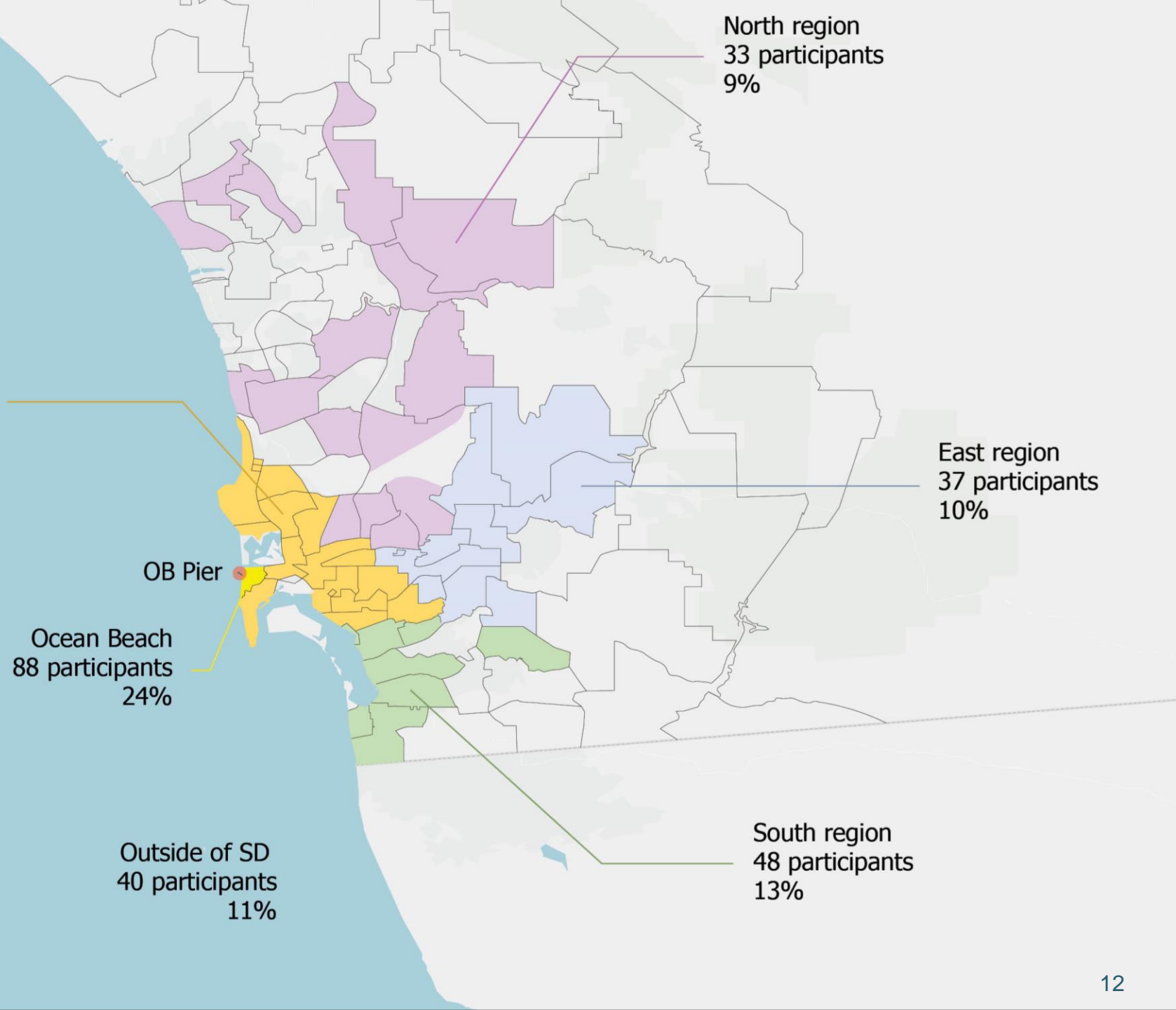
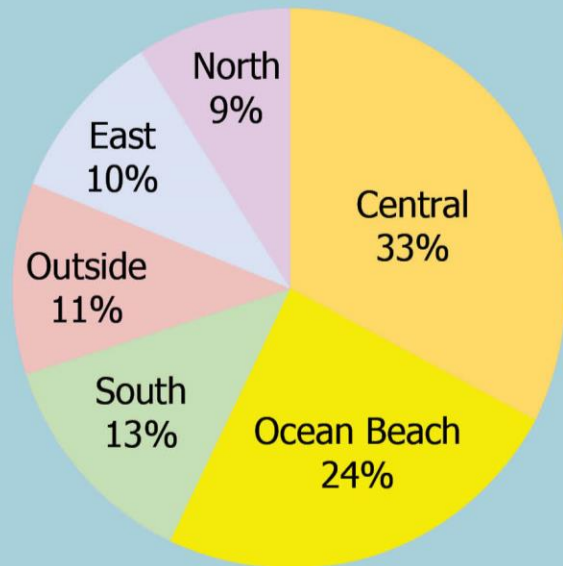


# FIELD OUTREACH

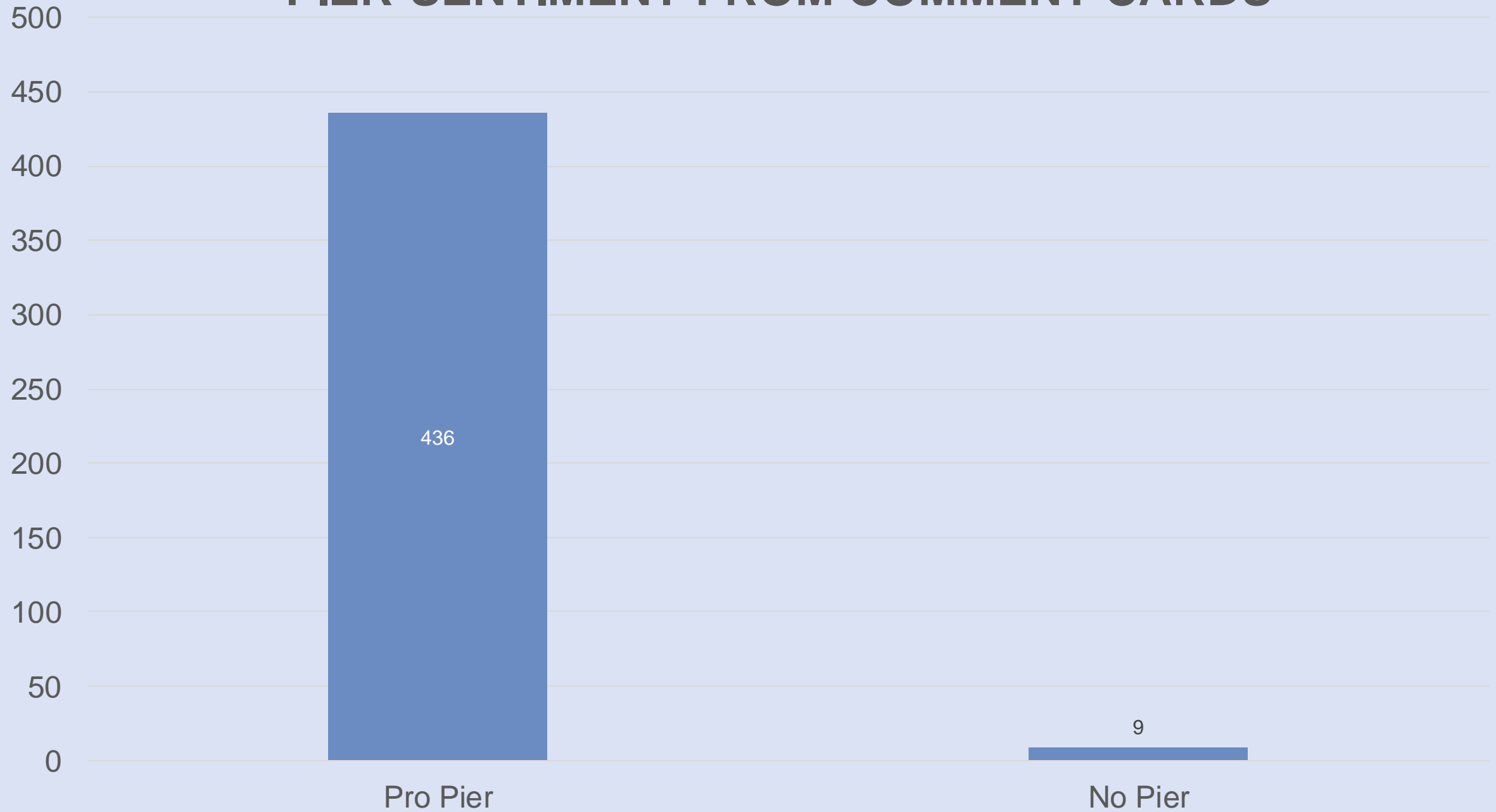


# ZIP CODE DISTRIBUTION

Total Participants: 367

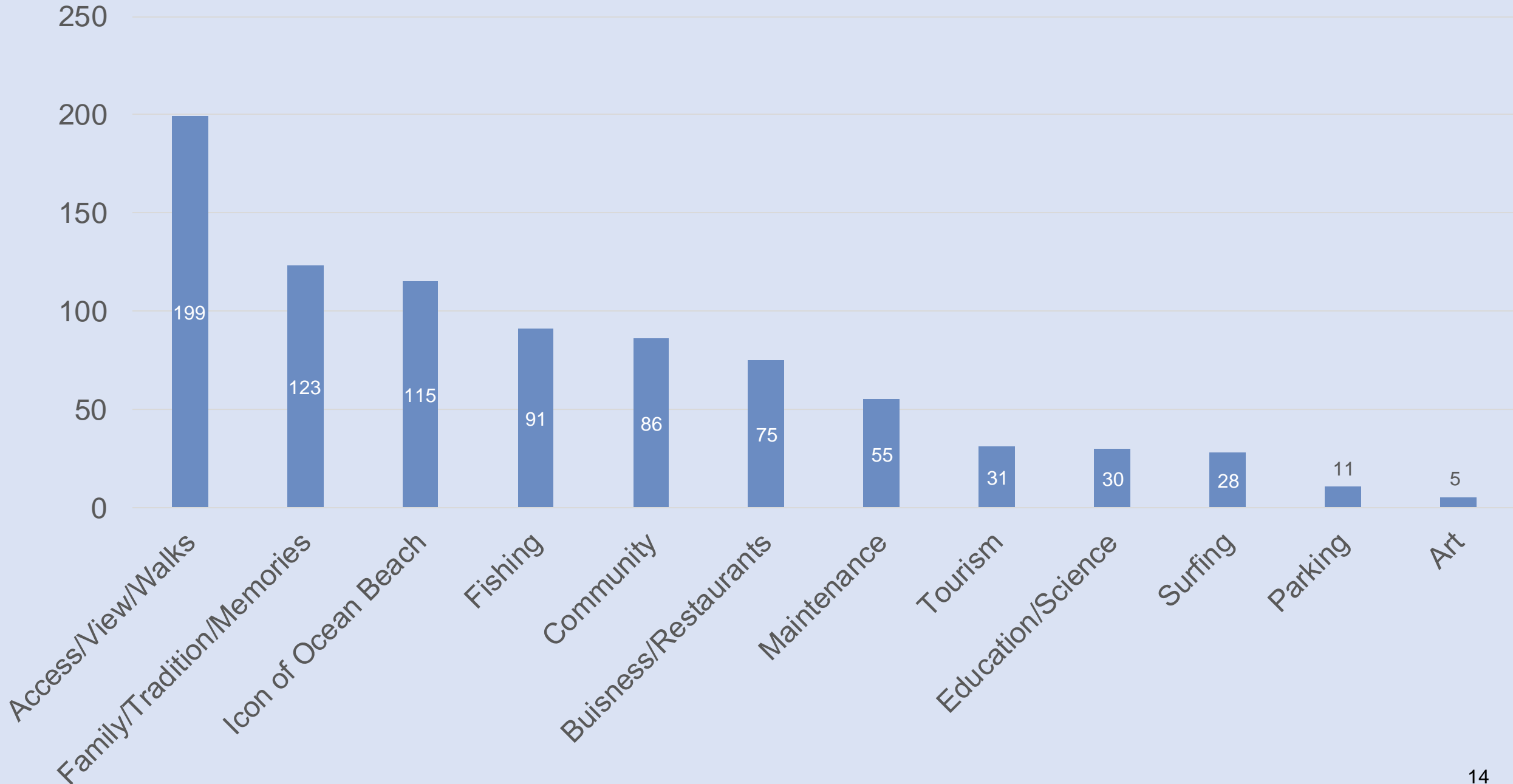


# PIER SENTIMENT FROM COMMENT CARDS

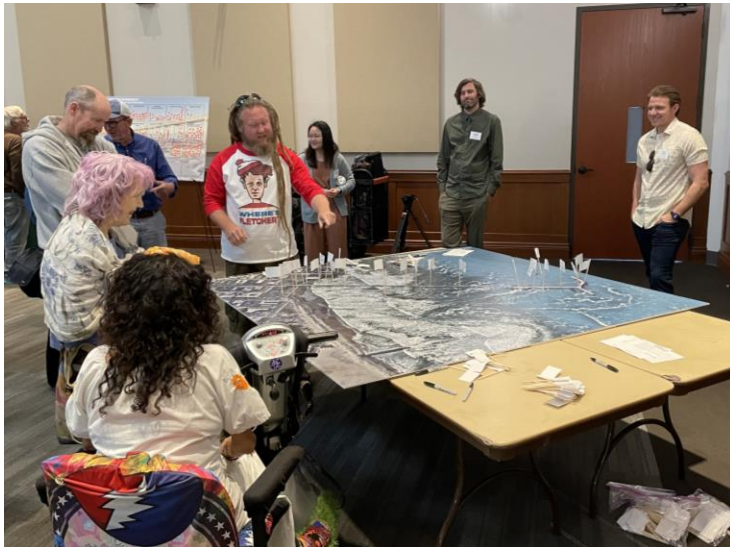




# THEMES FROM COMMENT CARDS



# Community Open House #1 – April 1, 2023





## Common Themes

- The pier is an important **community gathering and recreation** location
- The pier is **nostalgic** for many users and is an **historically significant landmark** for many
- Many enjoy **sunset watching** as well as the **scenic ocean, cliff and beach views**
- The pier is a notable **tourist attraction**
- Looking forward, many note the importance of **environmental considerations and sustainability**

The comments generally reflect the community's attachment to OB Pier's **historical recreational and environmental significance!**



# What's missing from the pier experience?

**WHAT IS MISSING FROM THE PIER EXPERIENCE?**  
Please place a dot on five activities that you feel should be a part of the Pier Renewal Project.

<b>DIVERSE SEATING</b> 	<b>SHADED/PROTECTED AREAS</b> 	<b>EXPANDED FOOD AND RETAIL</b> 	<b>OUTDOOR DINING</b> 	<b>EXPANDED FISHING AMENITIES</b> 	<b>PLACES TO GATHER</b> 	<b>FITNESS STATIONS</b> 
<b>GREATER CONNECTIVITY TO NEWPORT STREET</b> 	<b>SUPPORT/ENHANCE SURFING ACTIVITIES</b> 	<b>IMPROVE UNDERWATER ECOSYSTEMS</b> 	<b>ENHANCED VIEWING AREAS</b> 	<b>ACCESS TO THE WATER</b> 	<b>ICONIC LIGHTING</b> 	<b>OUTDOOR CLASSROOM (EDUCATION OPPORTUNITIES)</b> 
<b>INTERPRETIVE ELEMENTS</b> 	<b>SCIENCE PARTNERSHIPS</b> 	<b>CLEAN ENERGY GENERATION</b> 	<b>HISTORIC ELEMENT/MUSEUM</b> 	<b>COMMUNITY SPACE/ROOM</b> 	<b>SUSTAINABLE STRATEGIES</b> 	<b>PUBLIC ART</b> 
<b>NO PIER</b> 	<b>Safety Elements</b> <ul style="list-style-type: none"> <li>- Better lighting/Security</li> <li>- Life rings/ail Box</li> <li>- Keep pilings spaced out well</li> </ul>	<b>MOVE THE PIER SOUTH</b> 	<b>QUALITY RESTROOMS</b> 	<b>ADA Accessible Activities</b> 	<b>Oceanographic Instrumentation</b> <b>Solar Energy Capture</b> <b>Wave Energy Capture</b> To fully or partially provide electricity to pier facilities	<b>IN DOOR Class Room</b> <b>ALLOW DOORS</b> 

**OCEAN BEACH PIER RENEWAL PROJECT**



WHAT IS MISSING FROM THE PIER EXPERIENCE?  
STATION #2 RESULT





What do you know that we should know about the Pier?



70 total comments recorded  
(+50 online responses)

## Common Themes

- Improved Access is important
- Views back are an important part of the pier experience
- Provide opportunities for public art, interpretive signage and environmentally sensitive design
- Protect and enhance existing uses (surfing and fishing)
- Need more amenities and furnishings

## OCEAN BEACH PIER RENEWAL PROJECT

### Part 2 – Guiding Principles



# Guiding Principles

---

## ❑ What are they?

- Represent the shared values that the design team, the task force, and the community have created to represent the aspirations of the project.

## ❑ How will they be used?

- We will use these principles to test all potential design ideas against, if they do not satisfy these values then they may just be a cool idea, but not important to the success of the project.

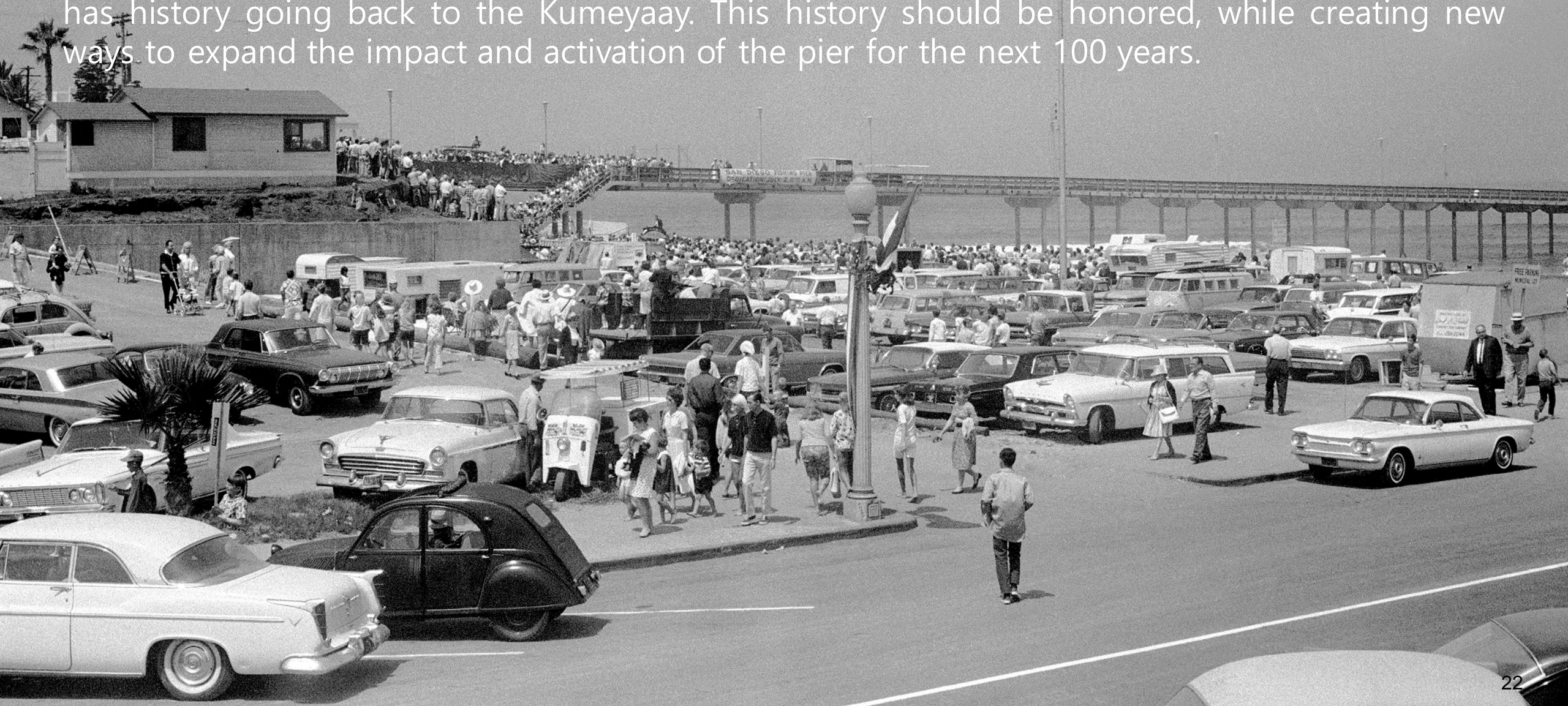
## ❑ What are they not?

- They are not specific goals that lead to solution (goals fit within and below the guiding principles and will be created once consensus about the guiding principles is achieved)



# Honor the history but look to the future.

The OB Pier has been an important part of the community's identity for 56 years and the beach has history going back to the Kumeyaay. This history should be honored, while creating new ways to expand the impact and activation of the pier for the next 100 years.





# Respect the Environment.

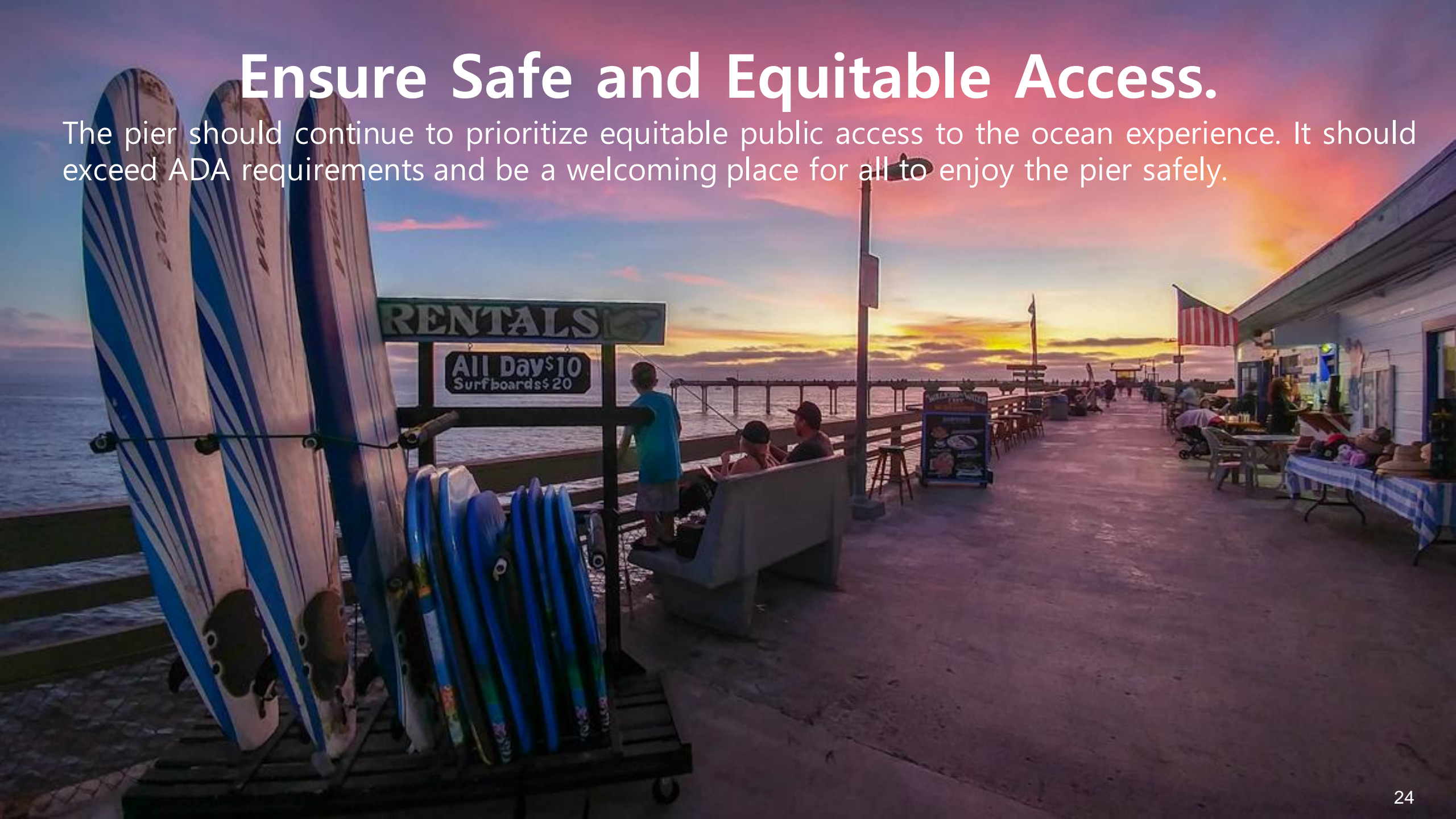
The pier should be a model for sustainability while minimizing environmental impacts and being resilient to future climate and sea level changes. It is important to consider ways the pier might provide opportunities for environmental education and be net-energy positive or neutral.





# Ensure Safe and Equitable Access.

The pier should continue to prioritize equitable public access to the ocean experience. It should exceed ADA requirements and be a welcoming place for all to enjoy the pier safely.





# Reflect the Community.

While designed to serve all San Diegans, a new Ocean Beach pier should reflect the unique values and priorities of the community where it is located.





# Maximize Value.

A future pier should provide the most benefit and length of service to the community for the best possible price and benefit from diverse sources of funding.

VALUE

Benefit

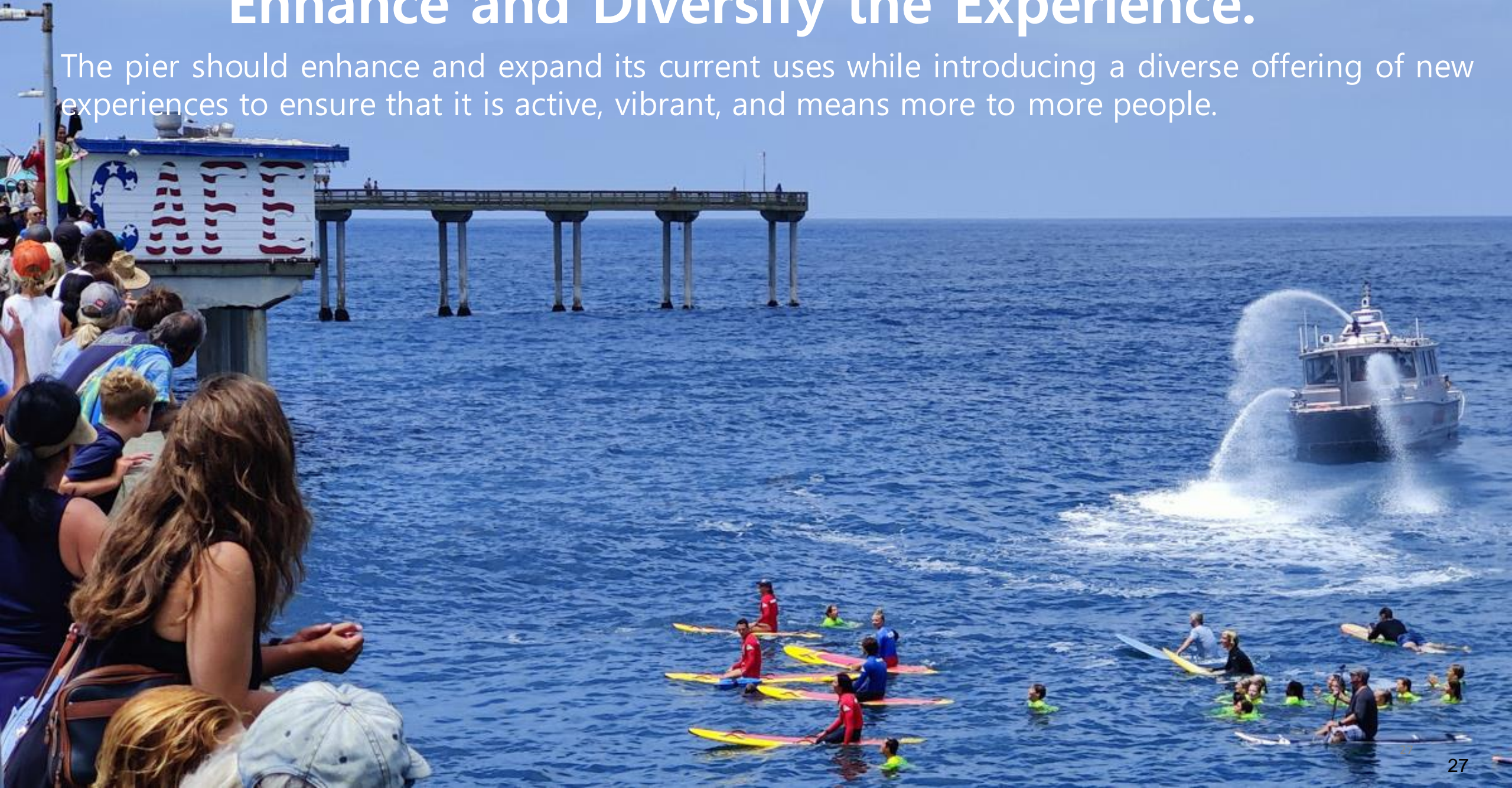
Durability

Costs



# Enhance and Diversify the Experience.

The pier should enhance and expand its current uses while introducing a diverse offering of new experiences to ensure that it is active, vibrant, and means more to more people.





## OCEAN BEACH PIER RENEWAL PROJECT

### Part 3 – Opportunities + Constraints





# pier history | working piers





# pier history | pleasure piers

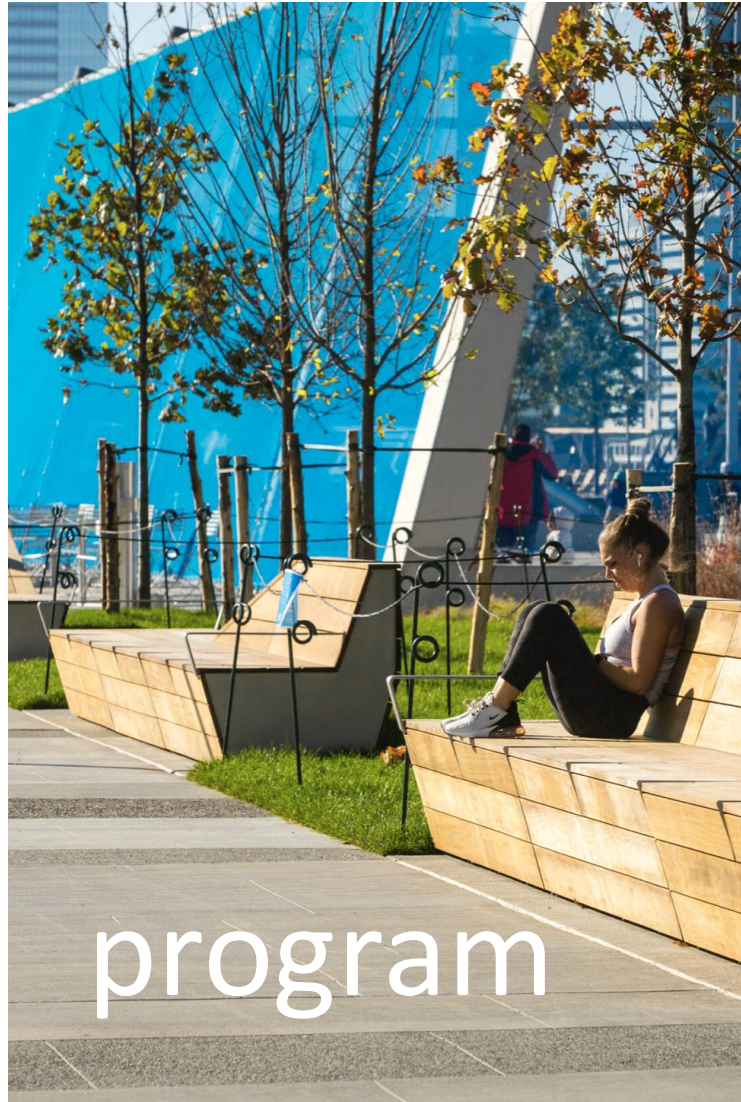


Pier built around the 1907 Pier 1 (from the California Historical Society Collection at the University of C





# pier history | piers today

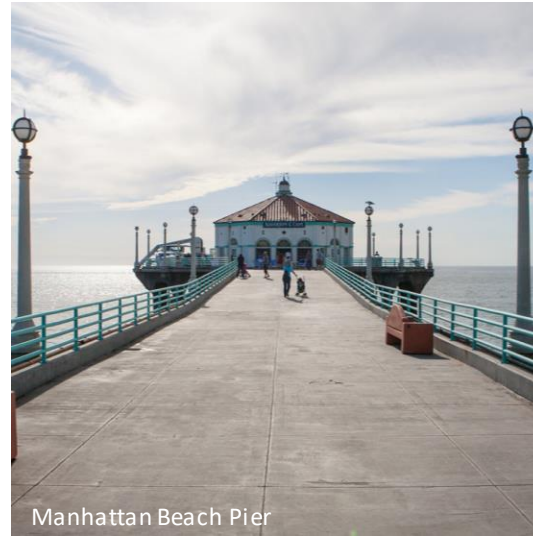




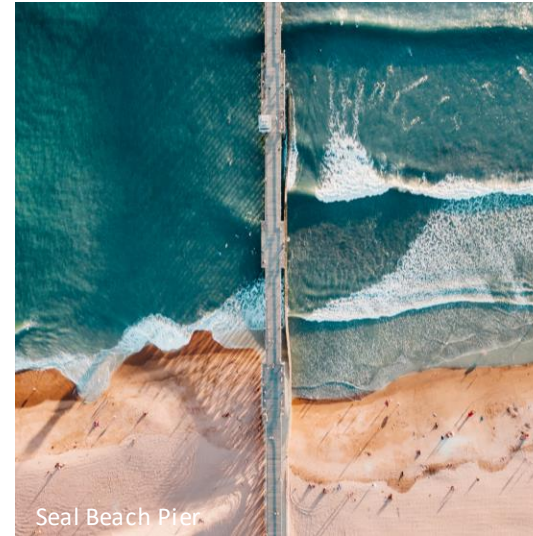
# regional piers | piers personalities



Malibu Pier



Manhattan Beach Pier



Seal Beach Pier



Santa Monica Pier



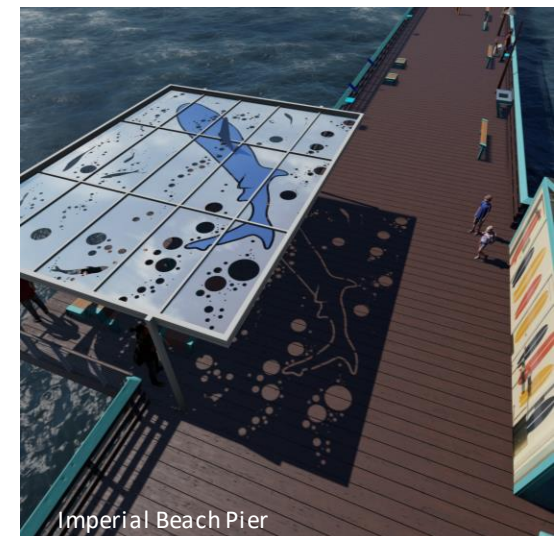
Redonda Beach



Green Pier Catalina Island



Crystal Pier Cottages



Imperial Beach Pier



A scenic view of a beach at sunset. The sky is filled with dark, dramatic clouds, with a bright orange and yellow glow from the setting sun visible through a break in the clouds. Two palm trees stand prominently in the foreground, silhouetted against the sky. A long pier extends from the left side of the frame into the ocean. In the foreground, a parking lot is filled with various cars, and some people can be seen walking on the beach. The overall atmosphere is serene and picturesque.

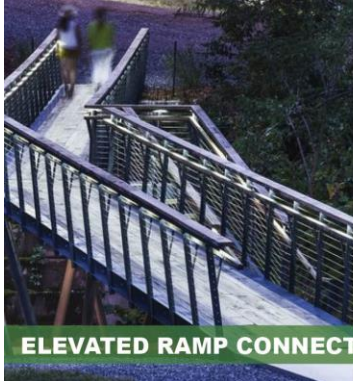
what is possible for OB PIER?



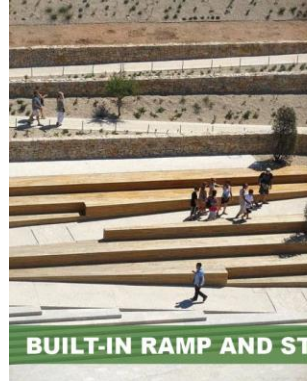
# how does it meet the land?



ELEVATOR CONNECTION



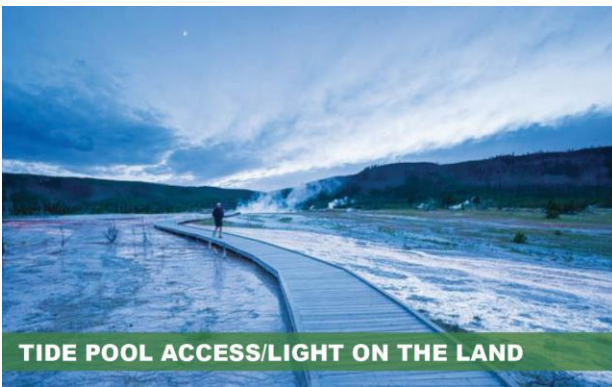
ELEVATED RAMP CONNECTION



BUILT-IN RAMP AND STAIR CONNECTION



TIERED ACCESS (SEA WALL)



TIDE POOL ACCESS/LIGHT ON THE LAND



ARRIVAL (LANDING) PLAZA



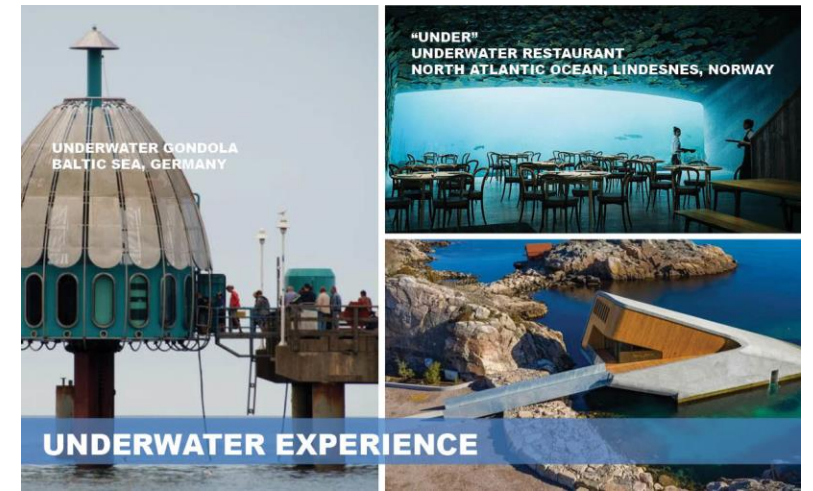
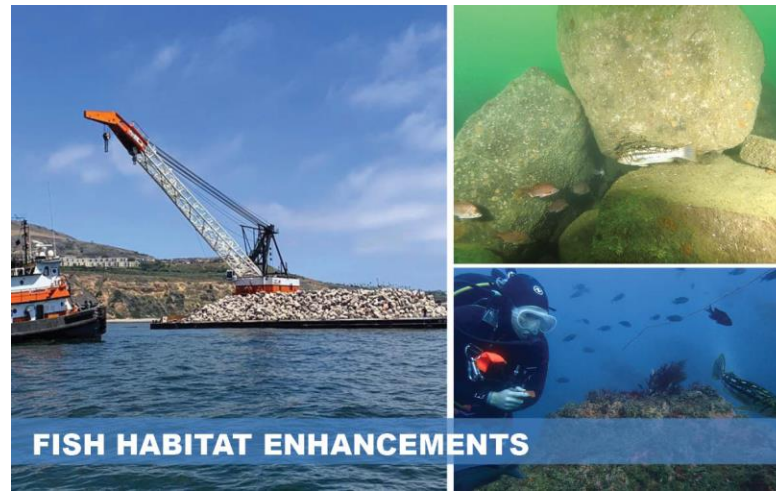
BUILDING AT LANDING



PIER+BEACH RELATIONSHIP

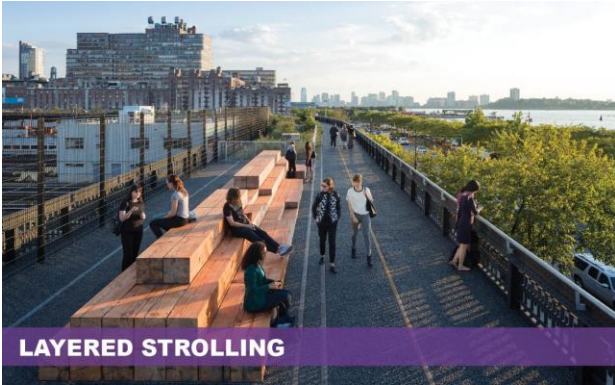


# what is the relationship to the ocean?





# what is the strolling experience?



LAYERED STROLLING



ICONIC STROLLING



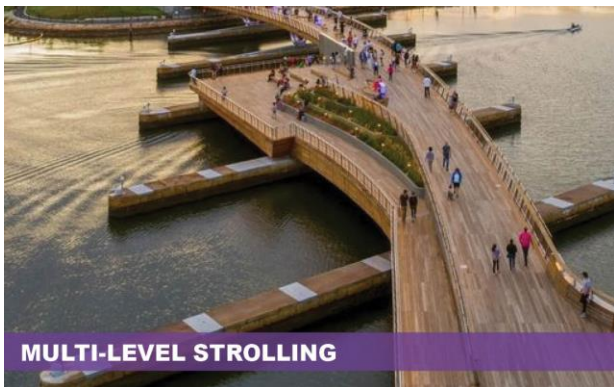
THE LONG VIEW



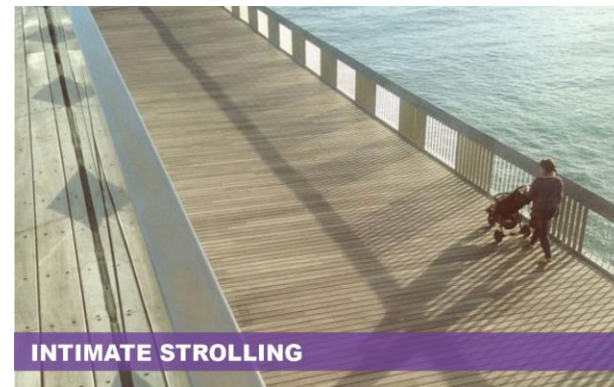
PROTECTED STROLLING



UNEXPECTED STROLLING



MULTI-LEVEL STROLLING



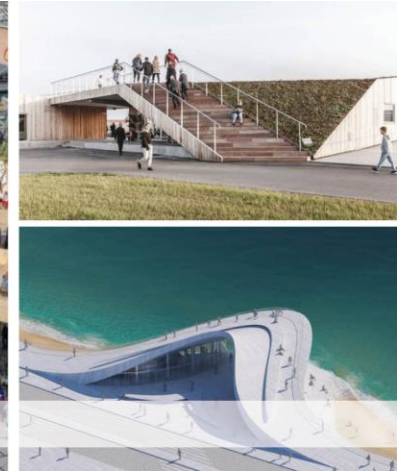
INTIMATE STROLLING



ACTIVITY ZONE STROLLING

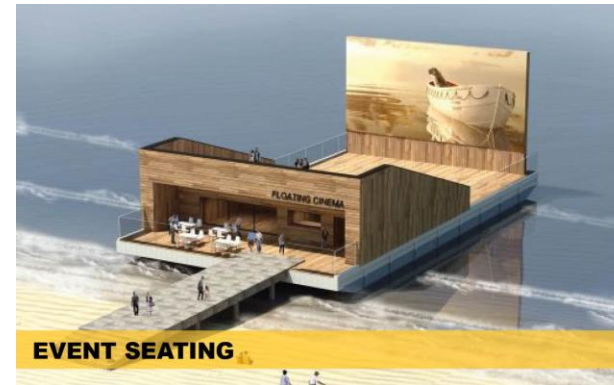
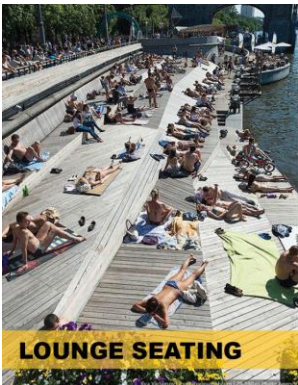
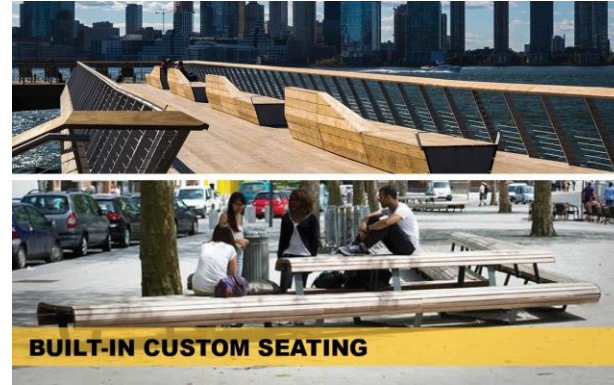
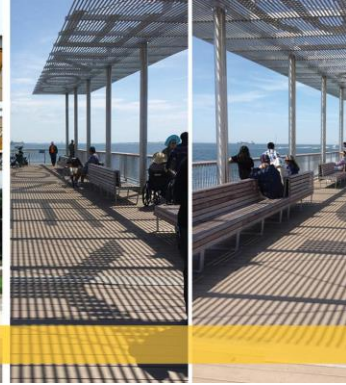
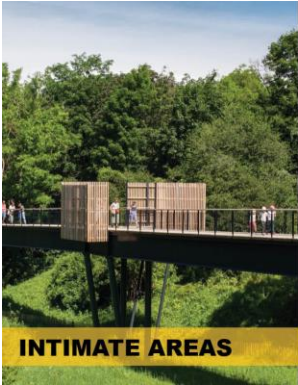


# What is the retail experience?



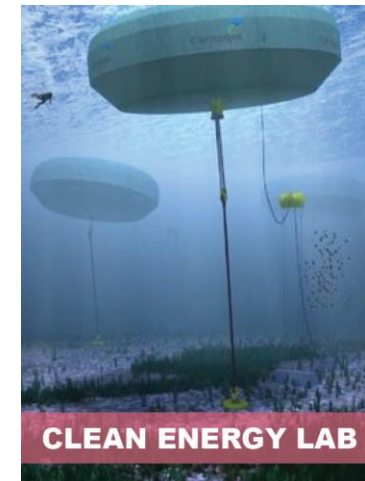
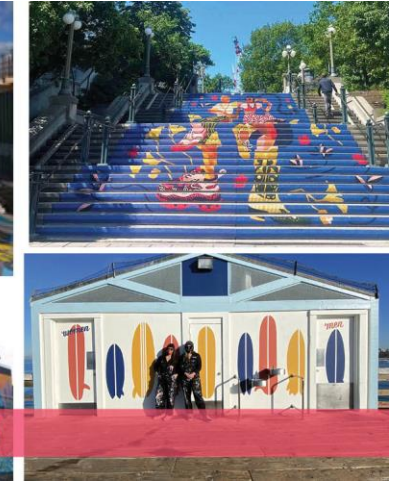
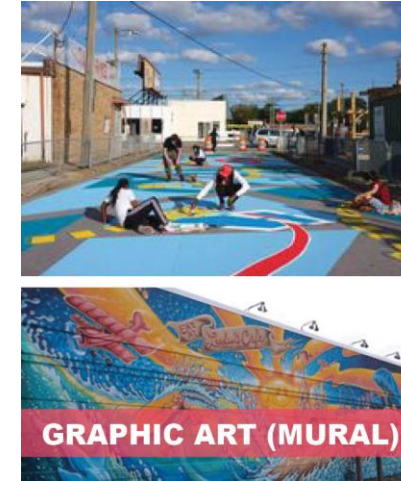


# how do you gather?



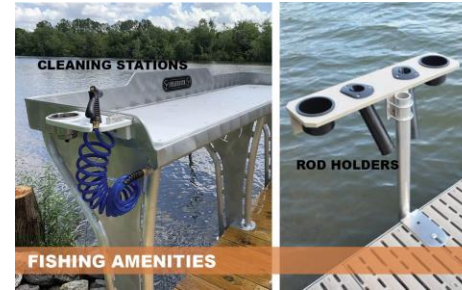
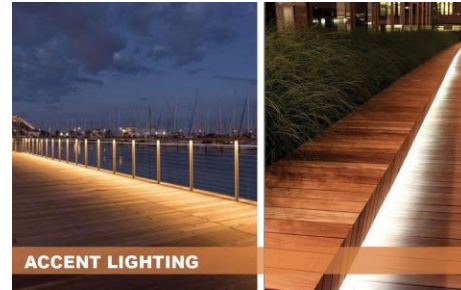


# What is the interpretive | art experience?





# What are the amenities?





## OCEAN BEACH PIER RENEWAL PROJECT

### Part 4 – Listening Stations



# Guiding Principles

- Please rank the Guiding Principles in order from most important (1) to least important to you (6).





# Opportunity and Constraint Preferences?

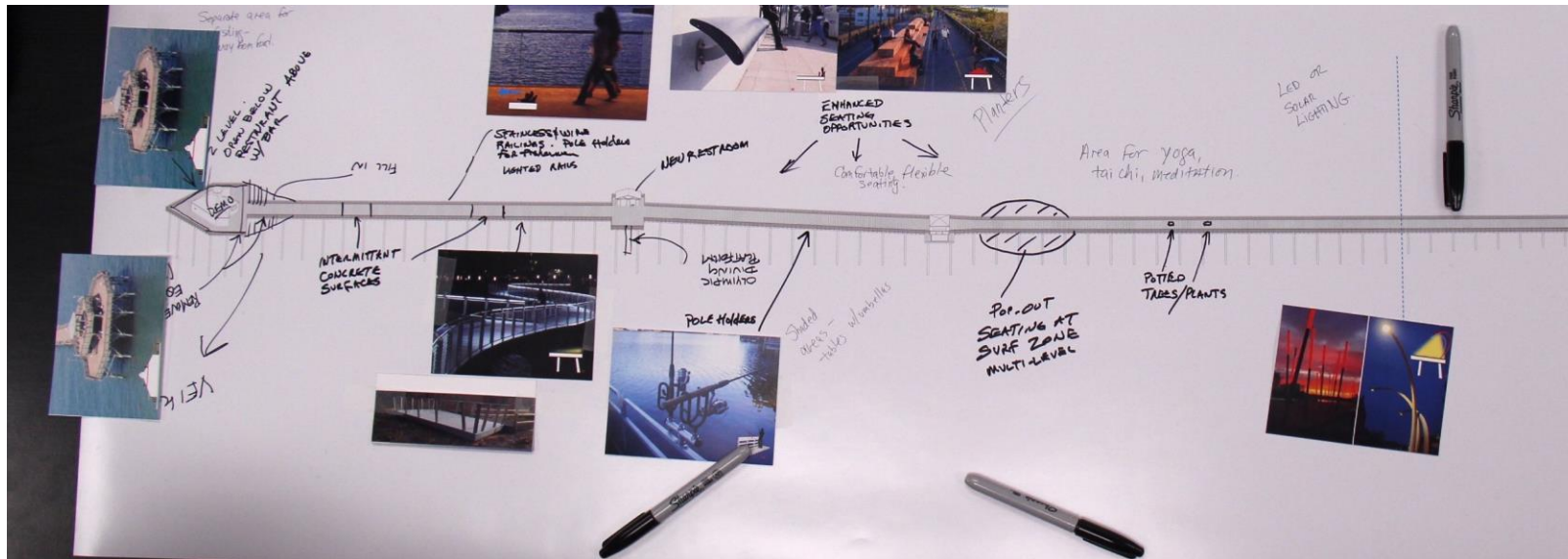
- Dot Exercise where community members will select preferred examples
- Example: Please select the two images that best reflect how you feel the pier should relate to the ocean?

**what is the relationship to the ocean?**

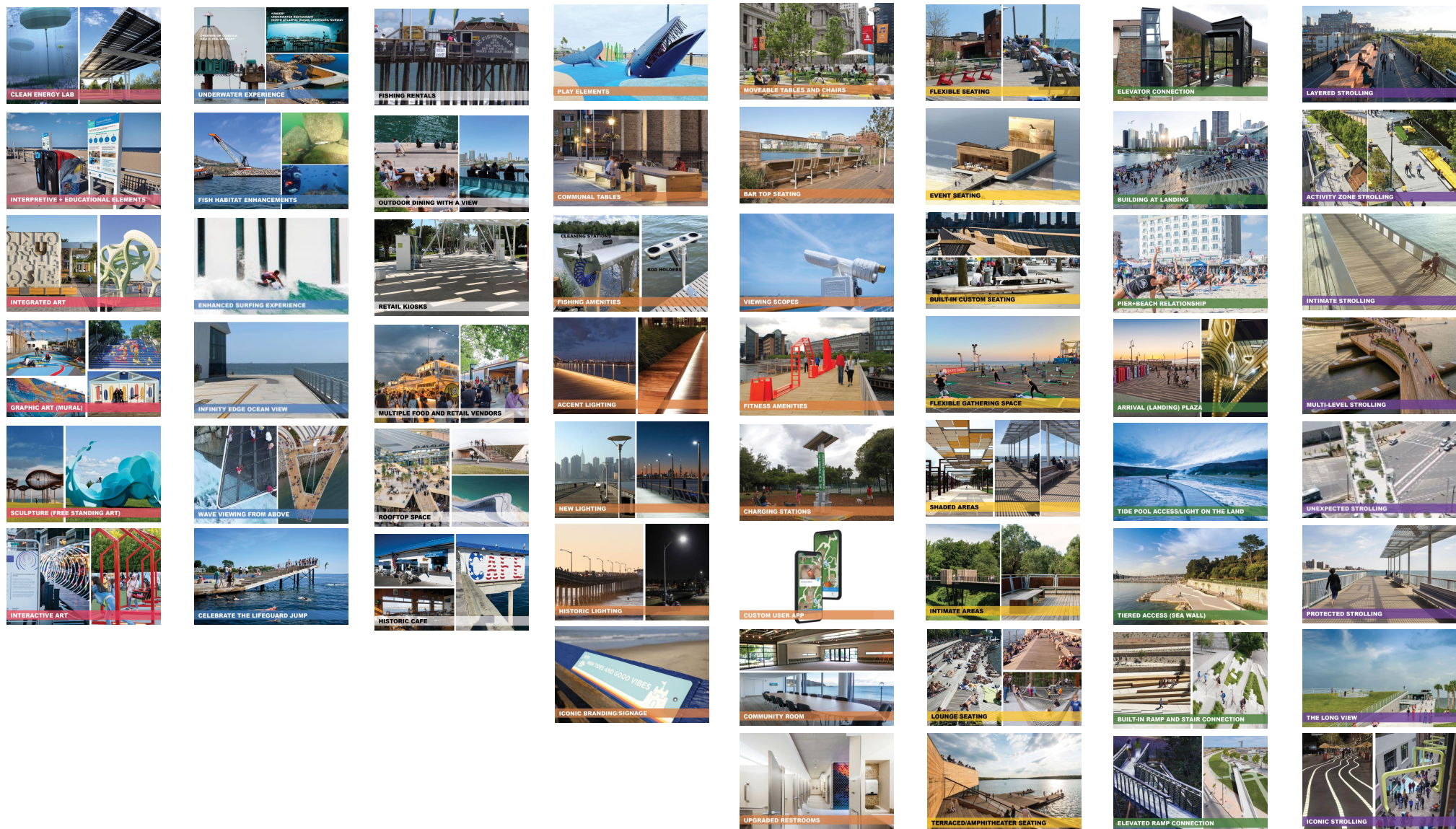


# What would your ideal pier experience be?

- Please work with our design team facilitators to configure your preferred pier experience using the playing cards and base maps.







You tell us!



OCEAN BEACH PIER RENEWAL PROJECT  
THANK YOU!

