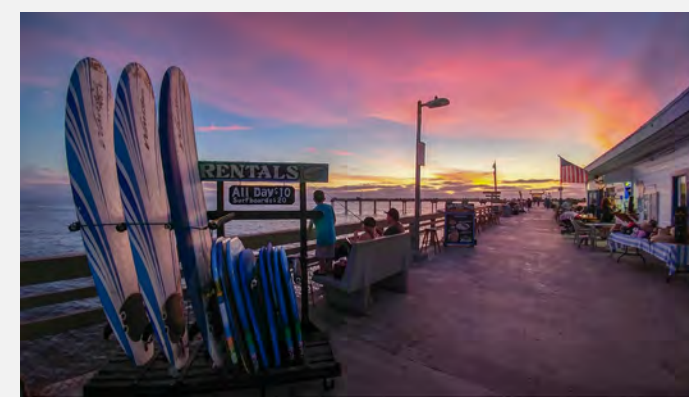
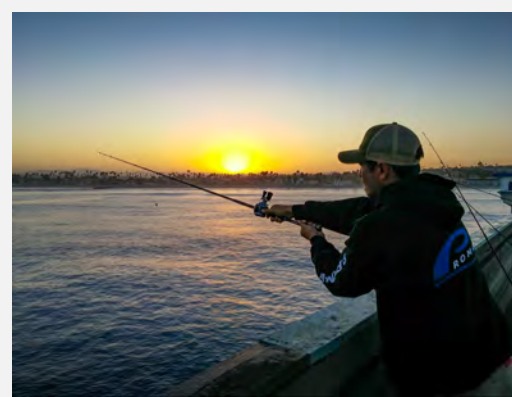
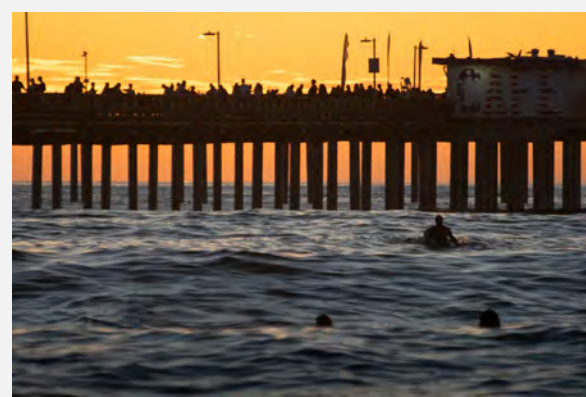




OCEAN BEACH PIER RENEWAL PROJECT

Community Event #4, Saturday April 6th, 2024



Task Force Members

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

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

- Council Affairs Advisor

Manuel Reyes

- Council Representative - District 2



Current Pier Status

- Pier closed in October due to storm damage
- Pier suffered heavy damage again in December
- Evaluation of remaining structural capacity is being assessed



Anticipated Total Project Cost

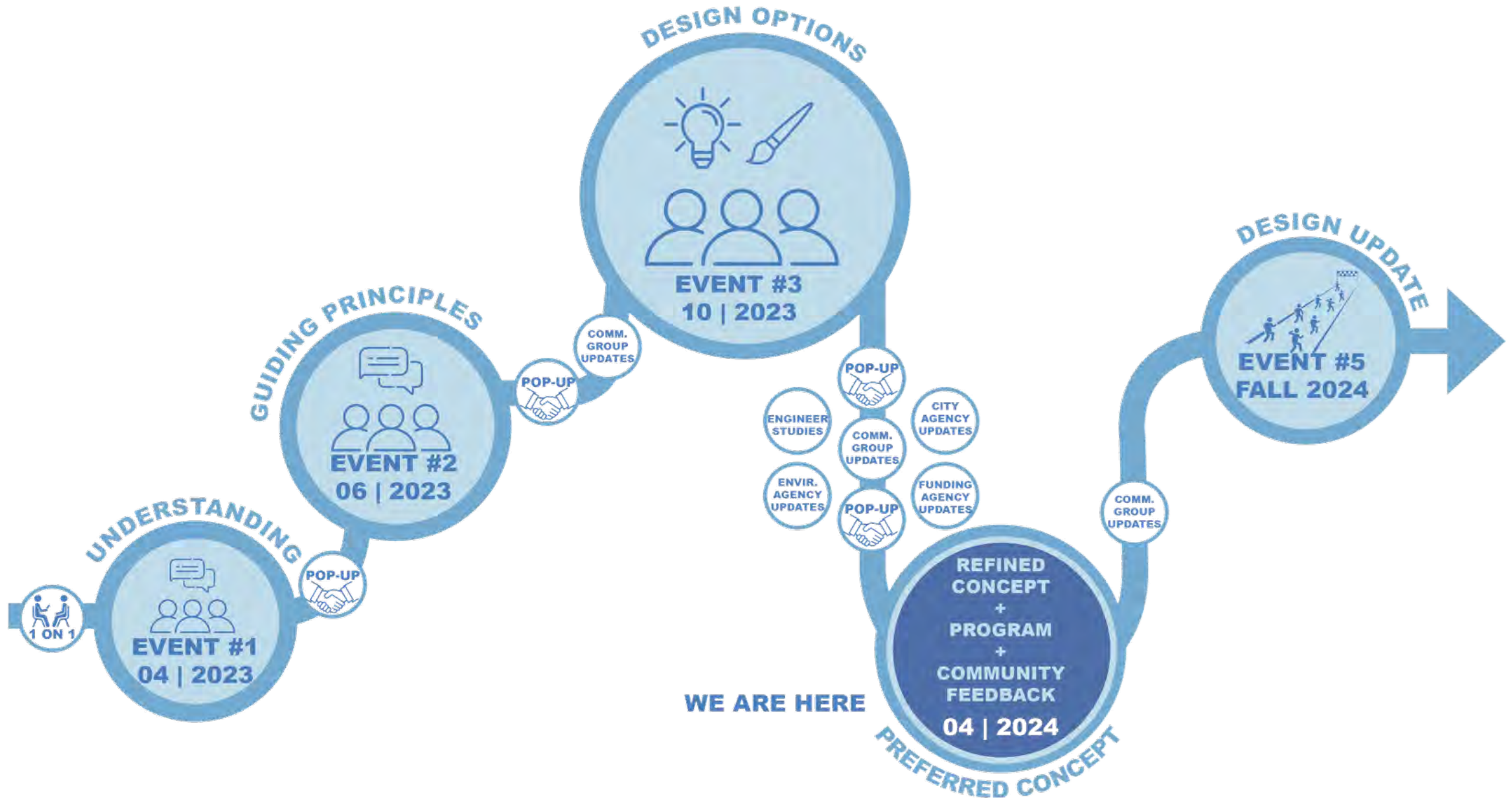
- ❑ **Approximately \$170 - \$190 Million**
 - **Cost includes:**
 - Construction Costs
 - Preliminary Design & Bridging Documents
 - Design-Build Design Costs
 - Construction Management Costs
 - **Cost considers difficulties related to:**
 - Highly variable wave environment
 - Environmentally sensitive ocean floor
 - Difficulty of overwater material delivery and removal
 - **Estimate will continue to be refined**

Today's Agenda

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



OCEAN BEACH PIER RENEWAL DESIGN PROCESS



Design Team Updates - Overall

- Consolidated the Concepts from CE#3
- Environmental Documents in Process
- Site Development Permit
- Geotechnical Explorations




THE CITY OF SAN DIEGO
DATE OF NOTICE: February 6, 2024
POSTED NOTICE OF APPLICATION
DEVELOPMENT SERVICES DEPARTMENT

Please be advised that an application has been filed with the City of San Diego for a Site Development Permit for the historic designation, demolition, and replacement of the Ocean Beach Pier located at the western terminus of Niagara Avenue in the Commercial-Community (CC-4-2) Base Zone, First Public Roadway, Ocean Beach Cottage Emerging District, Coastal (Appealable), Coastal (State), Coastal Height Limit, Sensitive Coastal overlay zones. This development is within the Coastal Overlay zone and the application was filed on December 26, 2023.

PROJECT NO:	PRJ-1100822
PROJECT NAME:	OCEAN BEACH PIER REPLACEMENT
APPLICANT TYPE:	SITE DEVELOPMENT PERMIT, PROCESS CIP/PUBLIC PROJECT-FIVE
COMMUNITY PLAN AREA:	DELFA GENOVA
COUNCIL DISTRICT:	OCEAN BEACH
CITY PROJECT MANAGER:	2
PHONE NUMBER/E-MAIL:	Catherine Rom, Development Project Manager (619) 446-5277 / CRom@sandiego.gov

The decision to approve or deny this application will be made at a public hearing.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at <https://www.sandiego.gov/planning/community-plans/cpgs/contacts> to inquire about Ocean Beach Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions regarding this application after reviewing this information, you may contact the City of San Diego Project Manager listed above.

This information will be made available in alternative formats upon request.

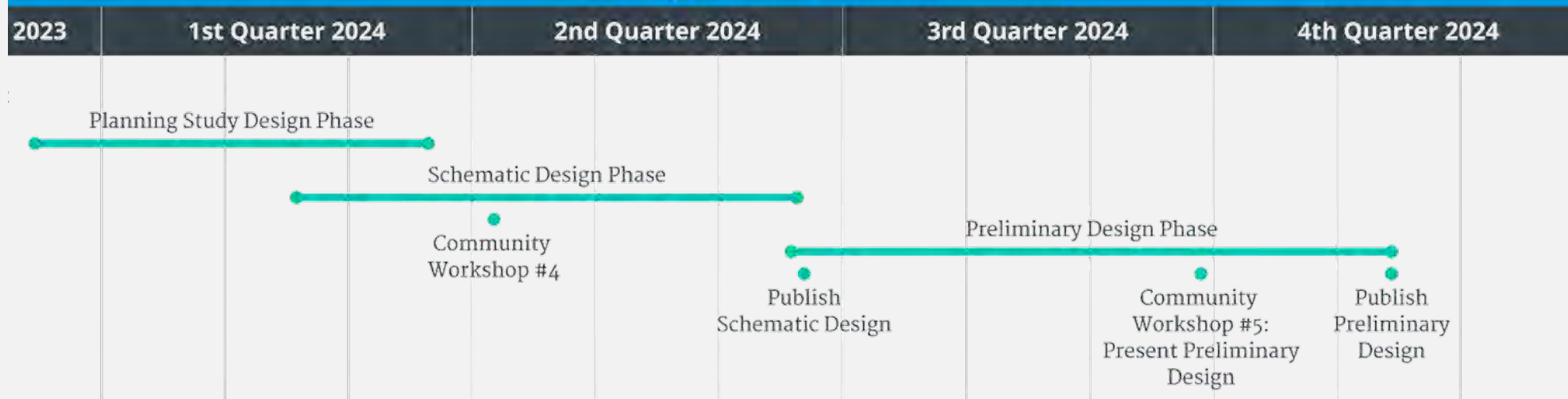
Internal Order Number: 11004543

Design Team Updates – Scope/Schedule

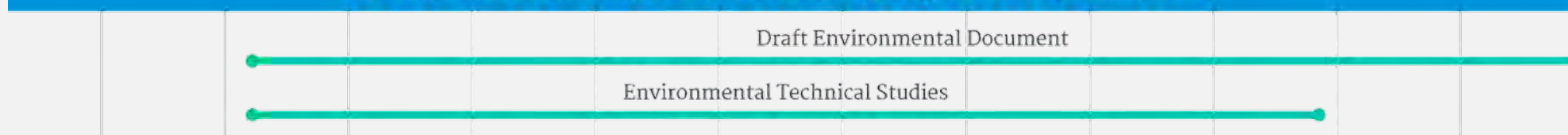
Upcoming Milestones:

- Environmental Technical Studies
- Draft Environmental Impact Report
- Preliminary Design Phase

Design Phase Timeline

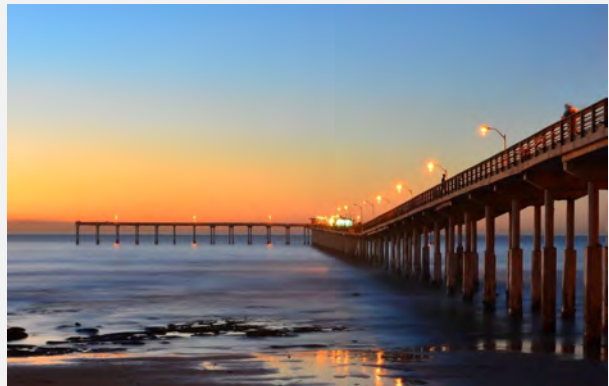


Environmental Documentation (CEQA/NEPA) Timeline

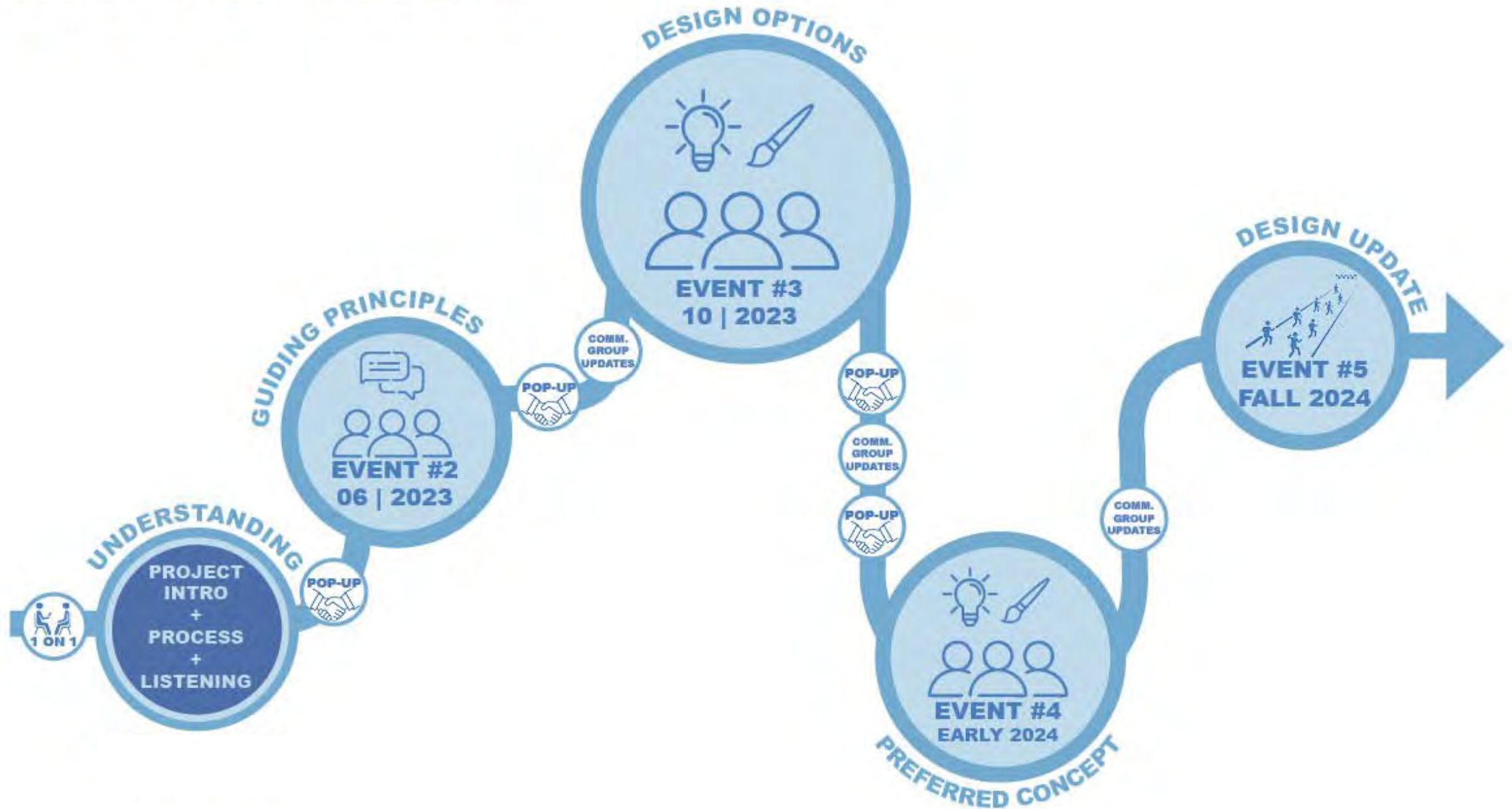


OCEAN BEACH PIER RENEWAL PROJECT

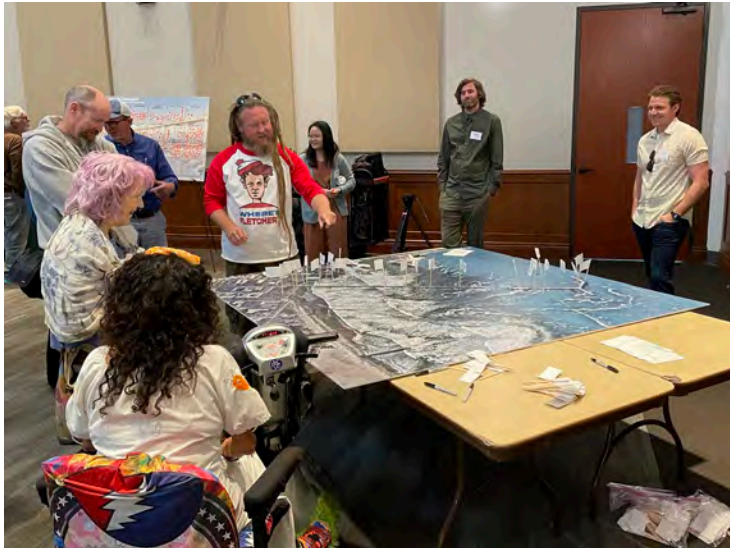
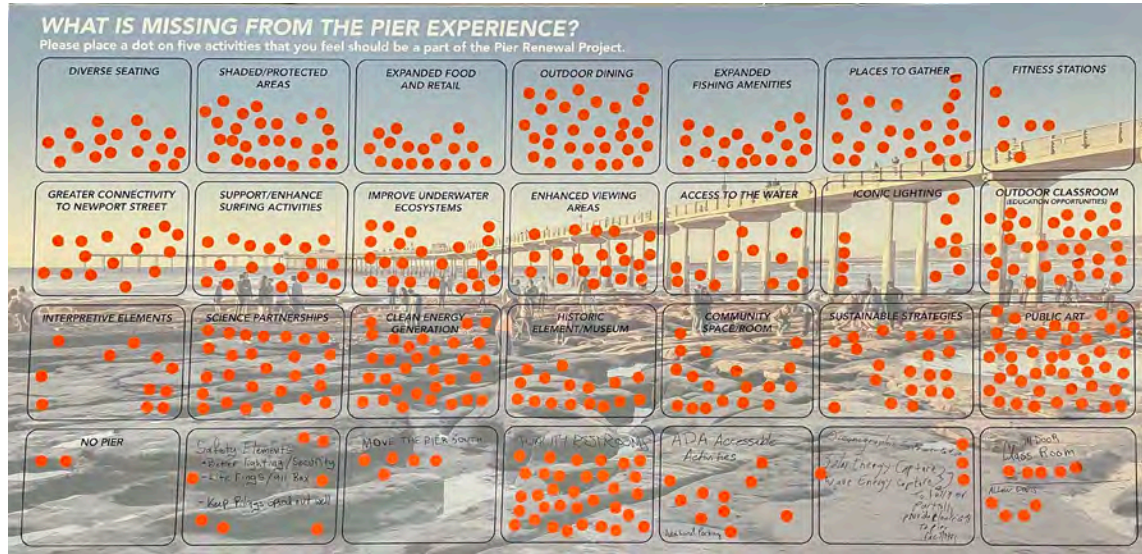
Community Engagement Data & Analysis



OCEAN BEACH PIER RENEWAL DESIGN PROCESS



Community Open House #1 – April 1, 2023



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



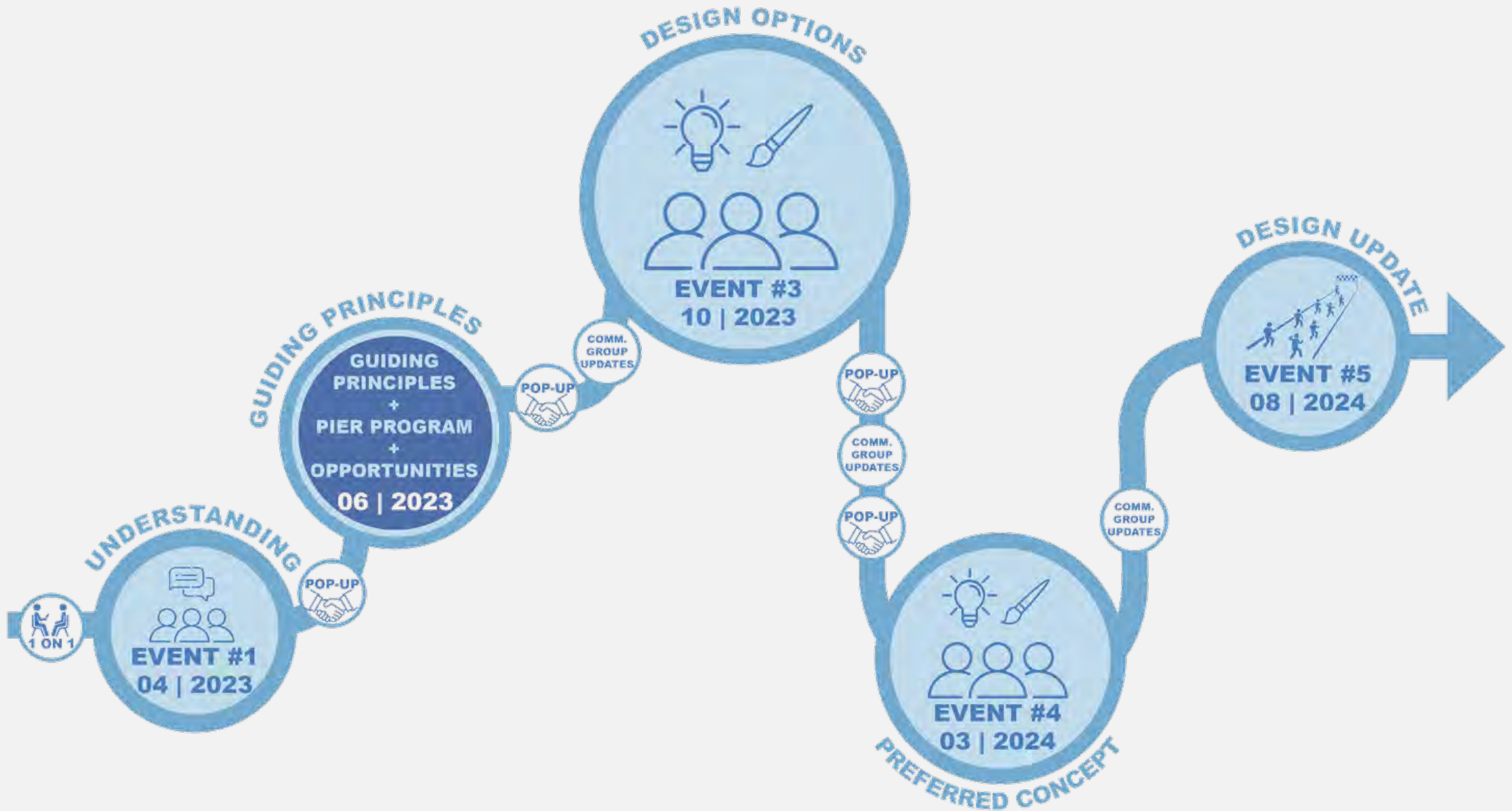
OCEAN BEACH PIER RENEWAL PROJECT

OCEAN BEACH PIER RENEWAL PROJECT

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)
- The pier is nostalgic for many users and is an historically significant landmark for many

OCEAN BEACH PIER RENEWAL DESIGN PROCESS



Guiding Principles

Respect the environment.



4.44

Ensure safe and equitable access.




3.78

Reflect the community.



3.62

Honor the history but look to the future.



3.53

Enhance and diversify experience.



2.88

Maximize value.



Costs
2.74

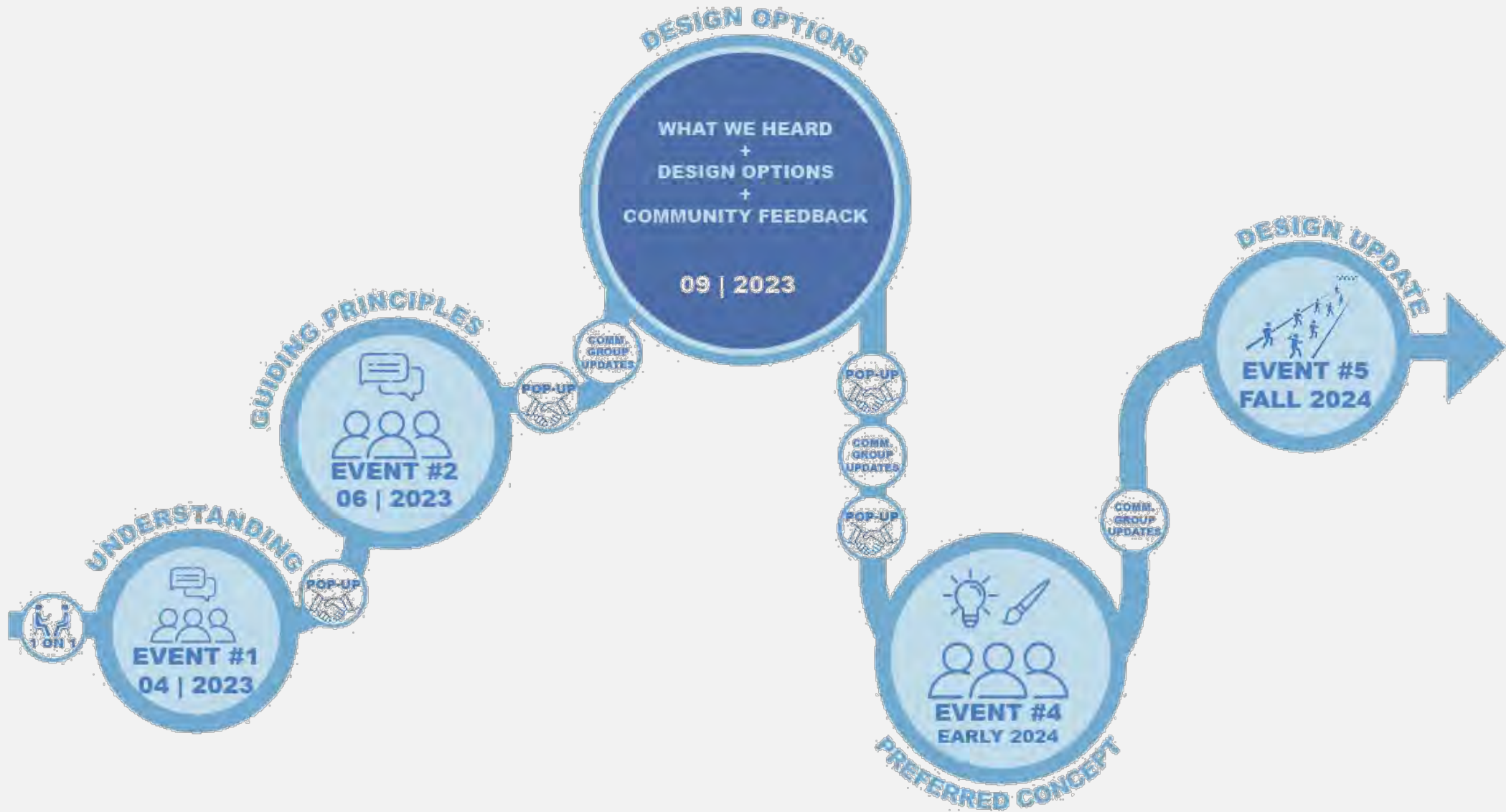
722 total responses

Common Themes

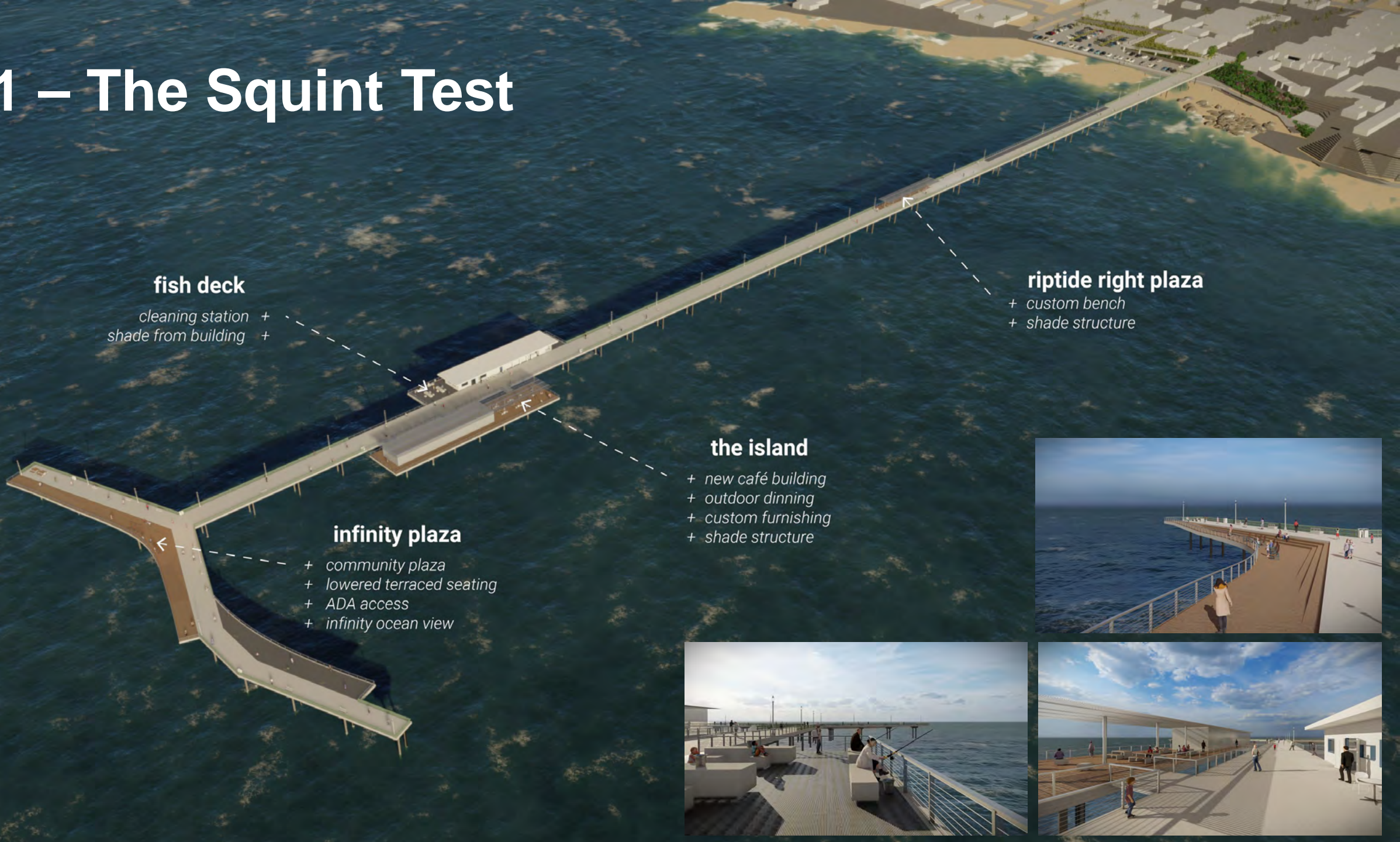
- ❑ Keep it simple, but think big
- ❑ Enhance the quality
- ❑ Add places for people to linger on the pier
- ❑ Shade is critical
- ❑ The beach and tidepool experiences are important
- ❑ Protect the current users/uses
- ❑ Enhance the access
- ❑ Celebrate the ocean experience
- ❑ Add Unicorns – remember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



OCEAN BEACH PIER RENEWAL DESIGN PROCESS



A1 – The Squint Test



fish deck

- + cleaning station
- + shade from building

riptide right plaza

- + custom bench
- + shade structure

the island

- + new café building
- + outdoor dining
- + custom furnishing
- + shade structure

infinity plaza

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



A2 – The Remora

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



A3 – The Braid

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
- + shaded area

plaza on the ocean

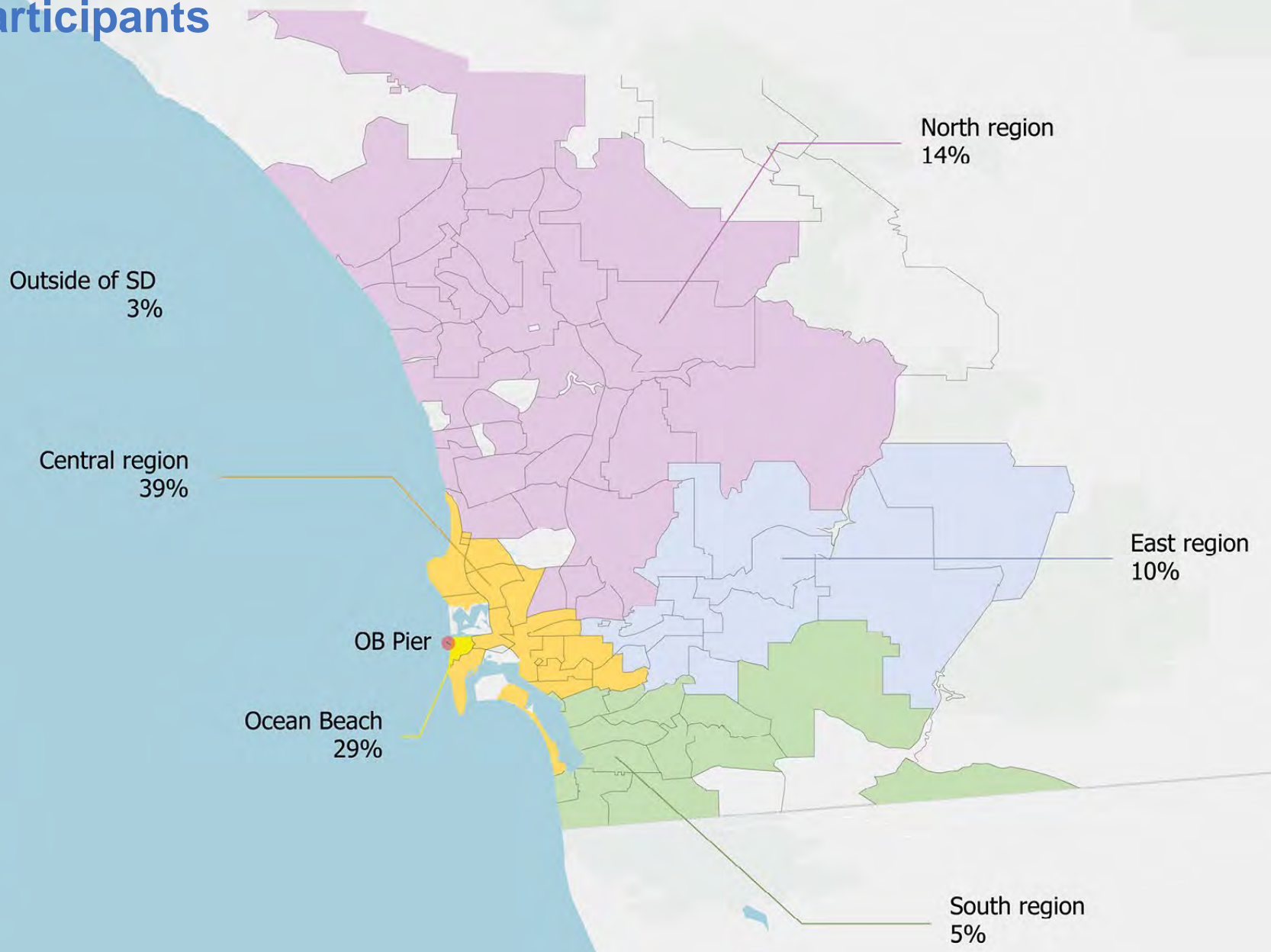
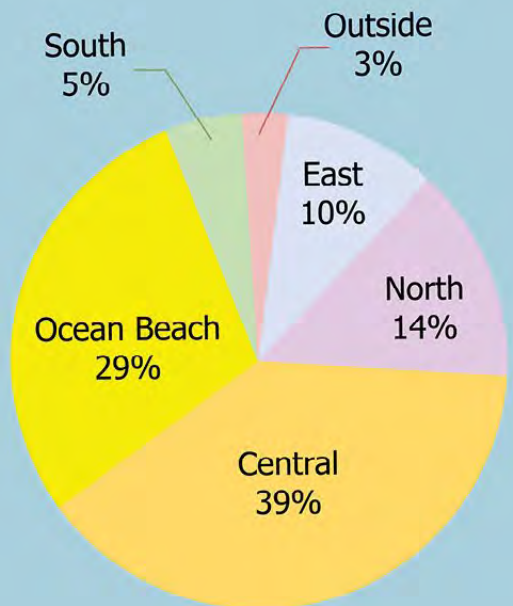
- + flexible plaza
- + custom furnishings
- + shaded area
- + ocean view

fishing terrace

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

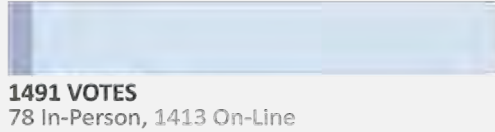


More than 3700 participants

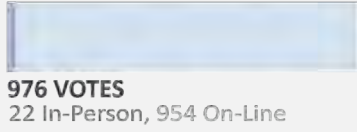




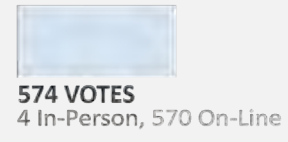
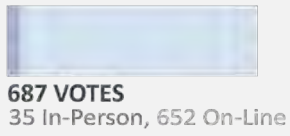
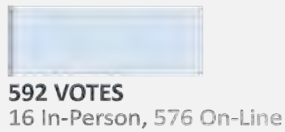
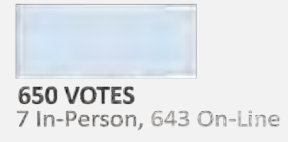
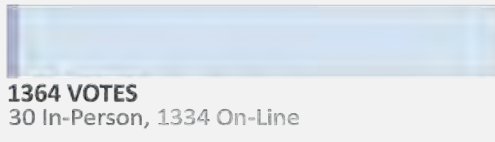
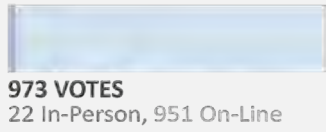
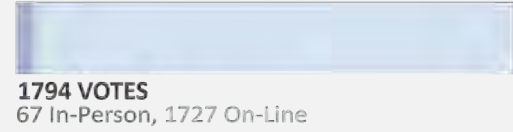
Which overall scheme do you find the most appealing?
3056 total participants



Which overall scheme best reflects the Ocean Beach community?
3027 total participants



Which overall scheme would you expect to attract the most different types of users to the pier?
3018 total participants



Which three features are a must have for the future Ocean Beach Pier?

2864 total participants

TOP 3 SELECTIONS



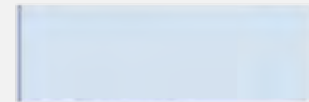
THE HORIZON WALK



1344 VOTES
42 In-Person, 1302 On-Line



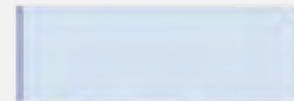
THE ISLAND



903 VOTES
16 In-Person, 887 On-Line



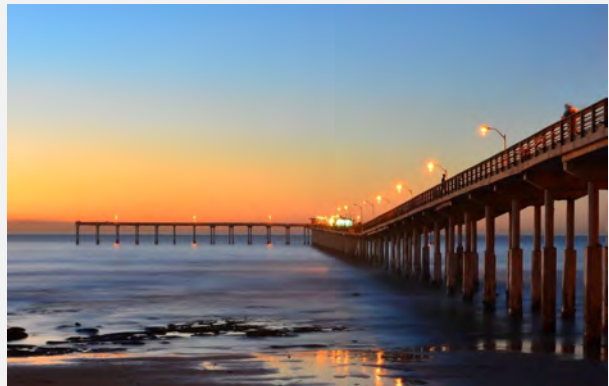
INFINITY PLAZA



862 VOTES
23 In-Person, 839 On-Line

OCEAN BEACH PIER RENEWAL PROJECT

Preferred Concept



Refining the Concept

- ❑ **Design must represent what we are hearing from the community**
- ❑ **Utilize the most successful concepts from each alternative but make it cohesive**
- ❑ **Key Features**
 - Horizon Walk + Island + Infinity Edge
- ❑ **Simplify and Refine**
 - to minimize structural systems + cost
 - maximize overall impact of key features
 - expand the different types of spaces and experiences for all users
 - continue to support and grow resources for programming, fishing, education, and new cultural amenities on the pier.



Surfers Lounge

**Niagara Ave Landing
& ADA access**

Horizon Walk

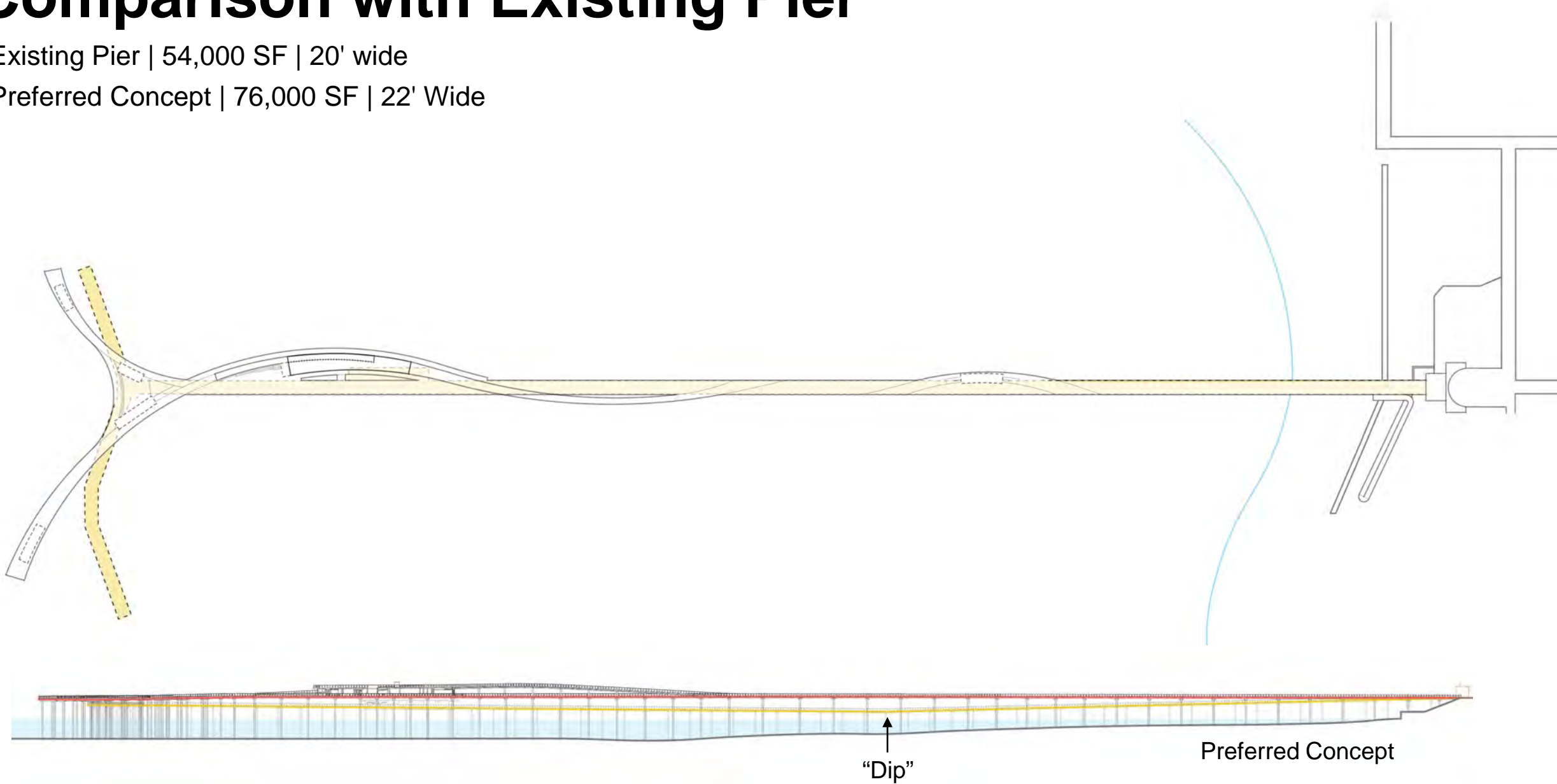
Infinity Plaza

The Island
Bait & Gift Shop + Café
Restrooms
Restaurant

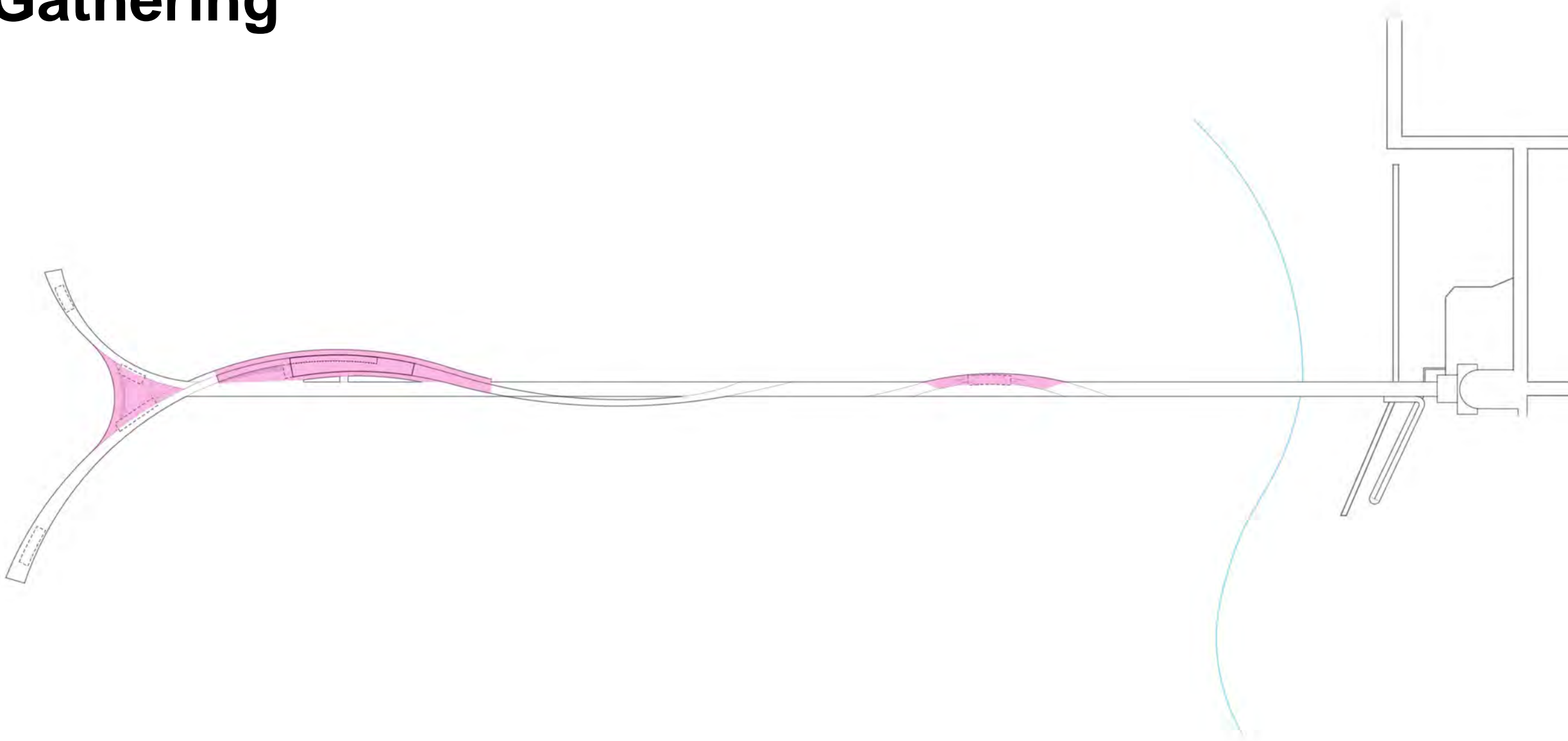
Comparison with Existing Pier

Existing Pier | 54,000 SF | 20' wide

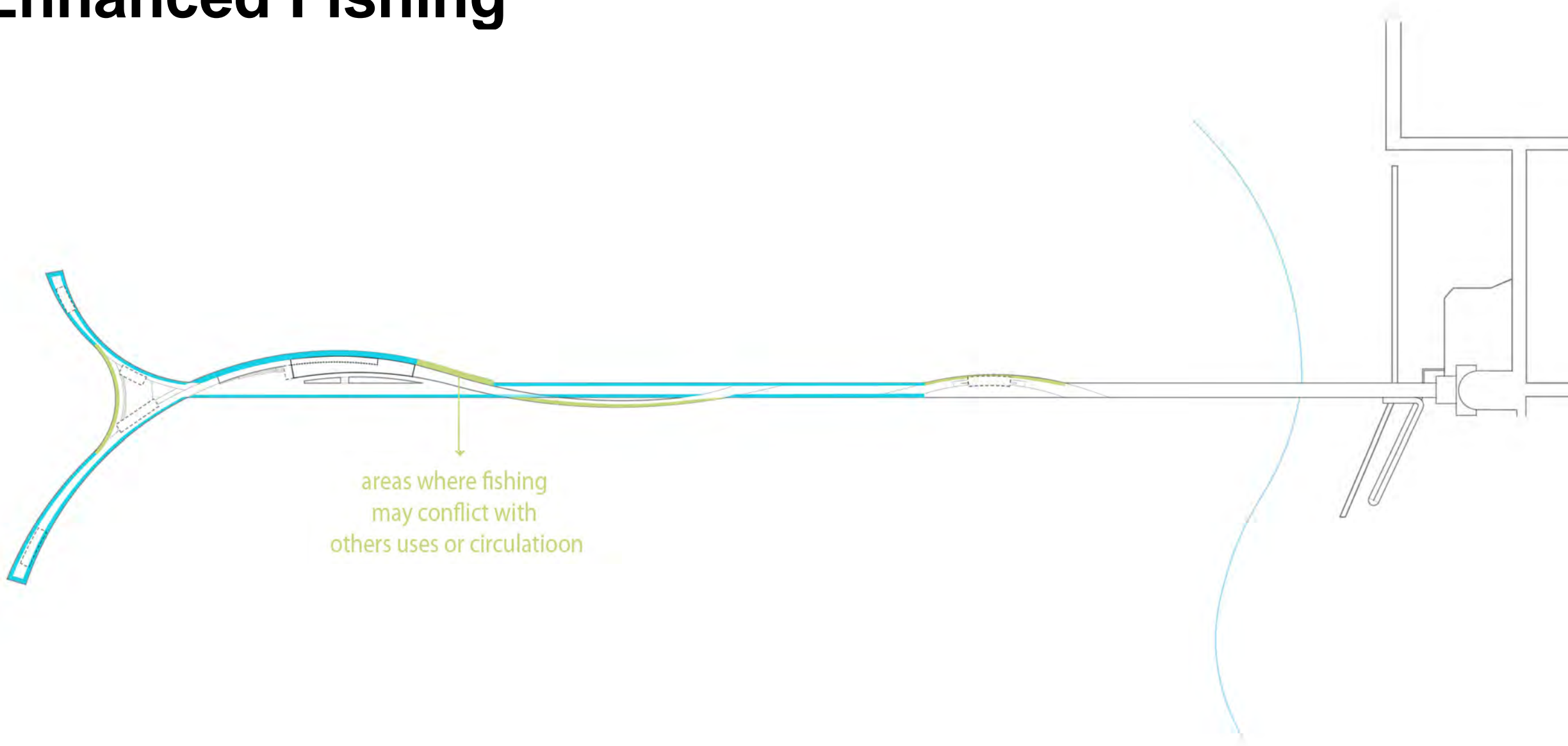
Preferred Concept | 76,000 SF | 22' Wide



Gathering



Enhanced Fishing



















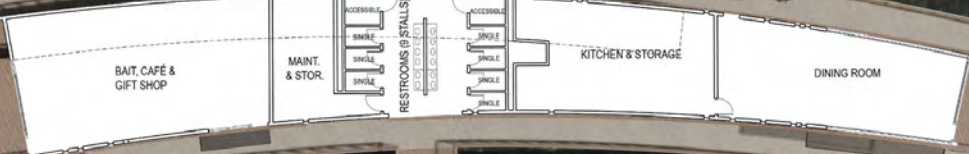


Bait, Café,
& Gift Shop

Public
Restrooms

Restaurant
with Indoor
and Outdoor
Eating Areas

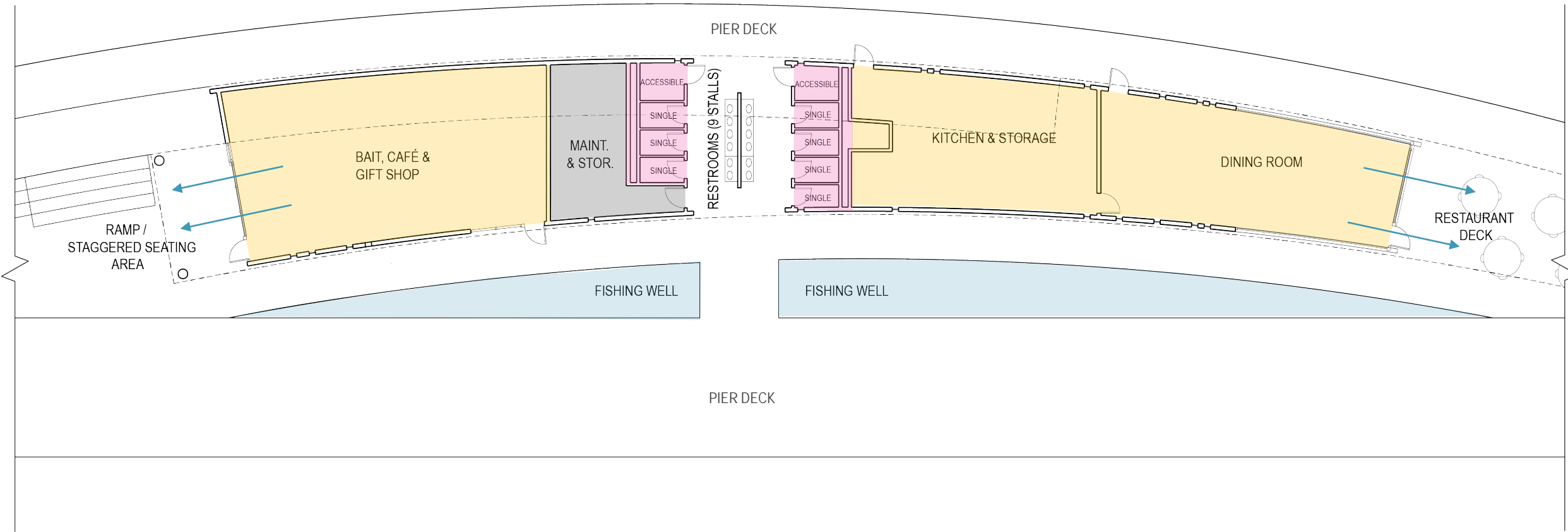




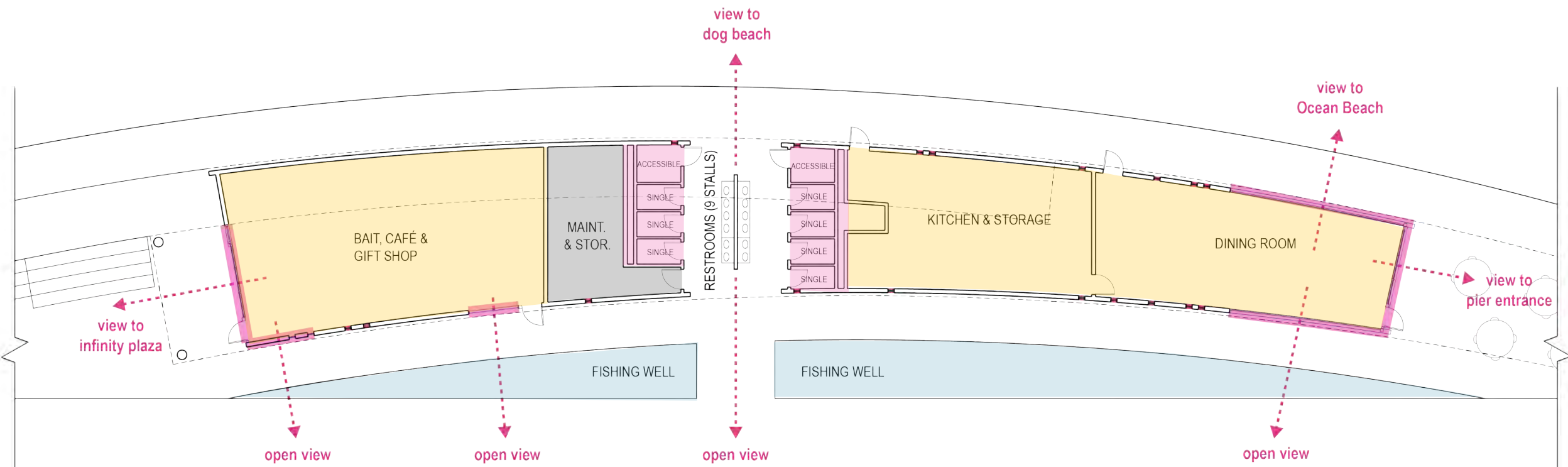
Building Floor Plan

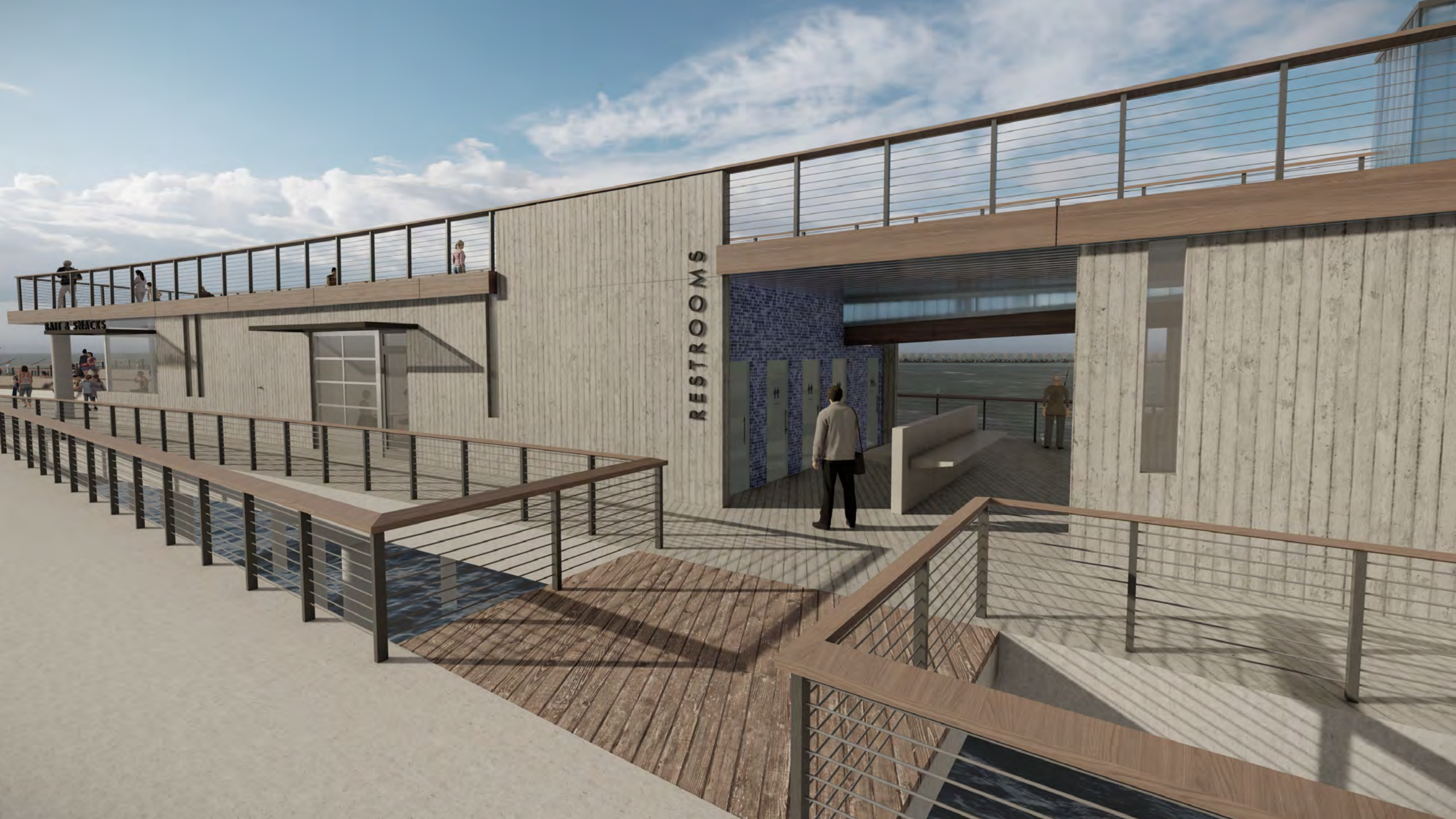
Existing Pier Building Area | 2,500 SF

Preferred Concept Building Area | 4,000 – 4,500 SF



Panoramic & Slot Views





RAV & SHACKS

RESTROOMS





RESTAURANT

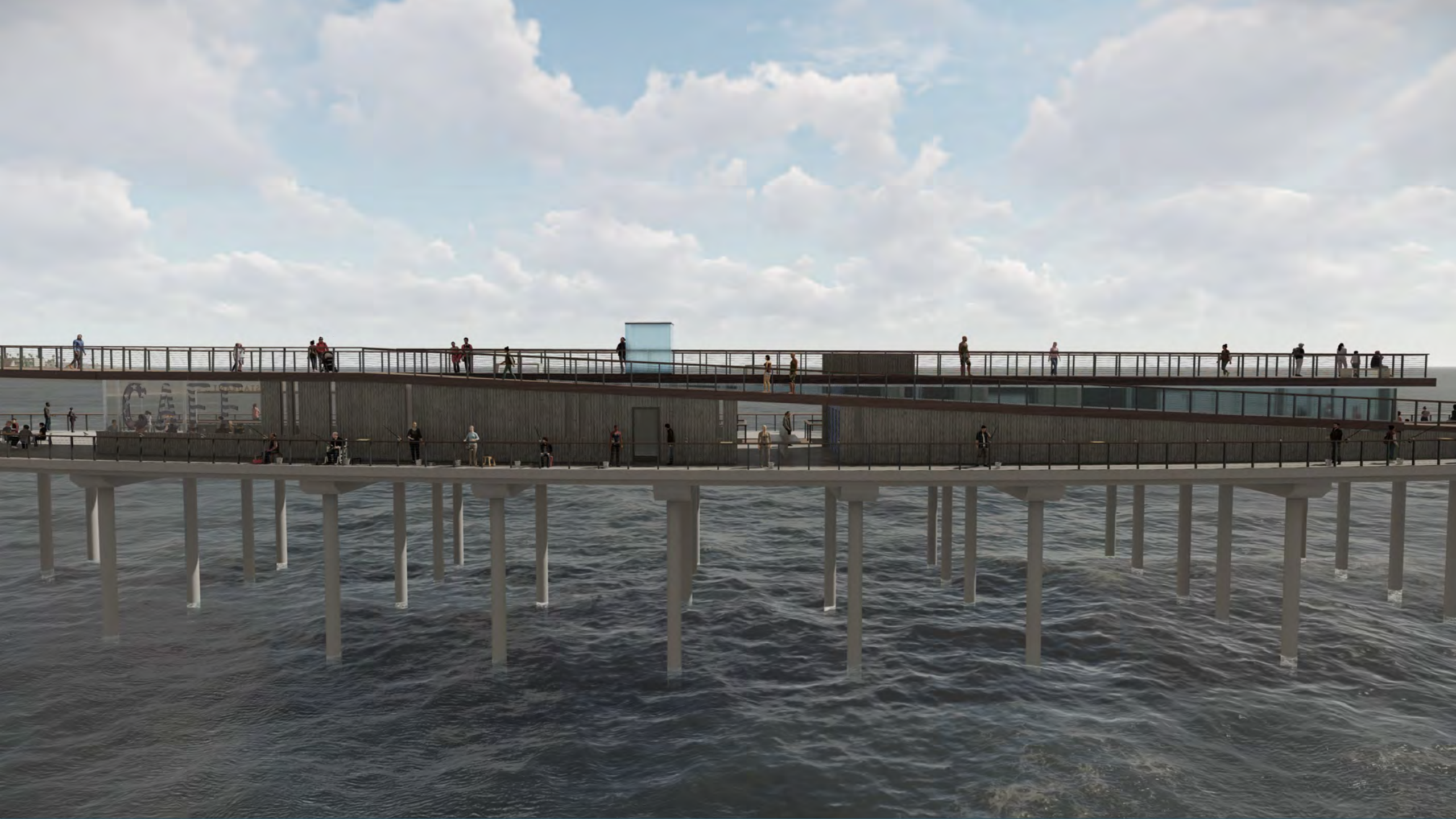


BALL & SNACKS

RESTROOMS

POLYMERASE

RENTALS



















What's still to come?

- ❑ Refine Preferred Concept based on feedback (in-person and the online survey)
- ❑ Detailed design and a deeper dive into sustainable strategies (building techniques, materials, etc)
- ❑ Additional retail analysis (continue to work with the various City agencies)
- ❑ Public Art – part of the City's Public Art Program

OCEAN BEACH PIER RENEWAL PROJECT

Listening Stations



Let us know your thoughts

Please write your comment on a flag and place it on the pier in the appropriate location.

Things to think about:

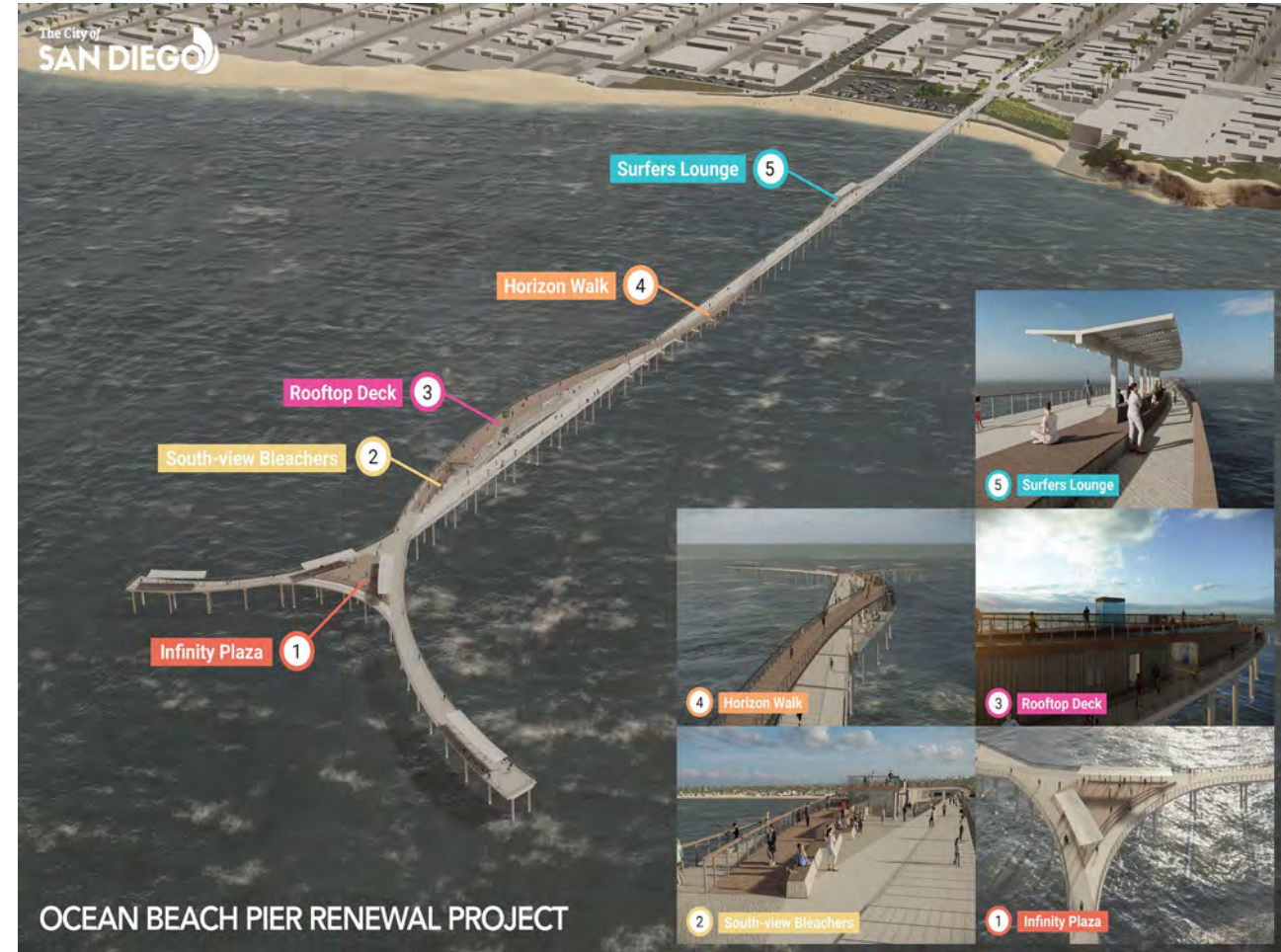
What is your favorite area or feature of the new pier concept and how will you use it?

What is the best area for active gathering or events?

What is the best area for reflection and solitude?

Which view is your favorite, ie. beach view, western horizon view, south cliff view, etc.

Is there anything you are concerned about with the new pier concept?

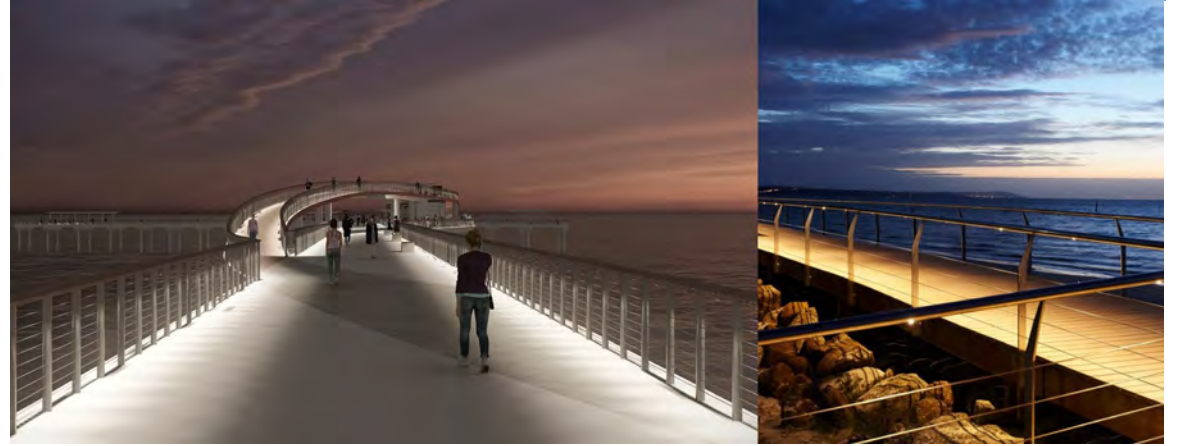


Lighting Strategy

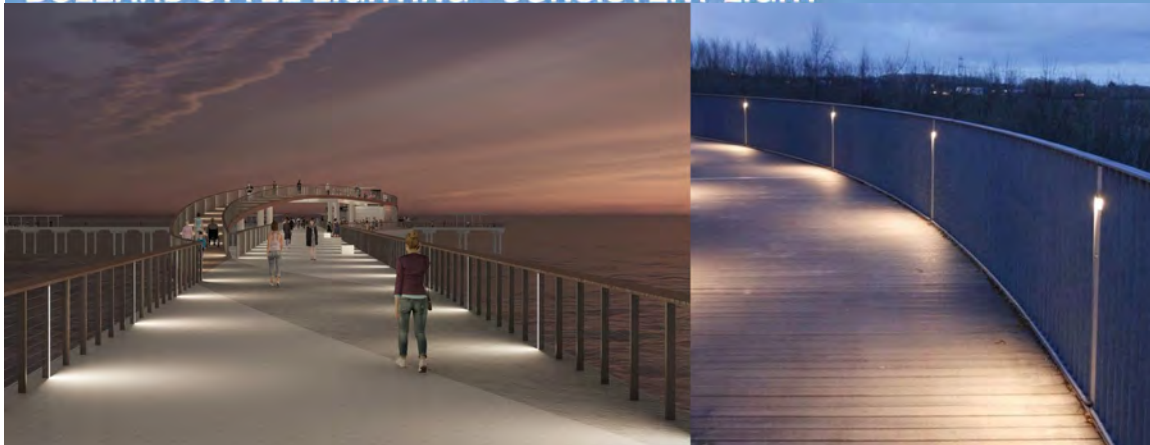
OVERHEAD LIGHTING - POOLS OF LIGHT



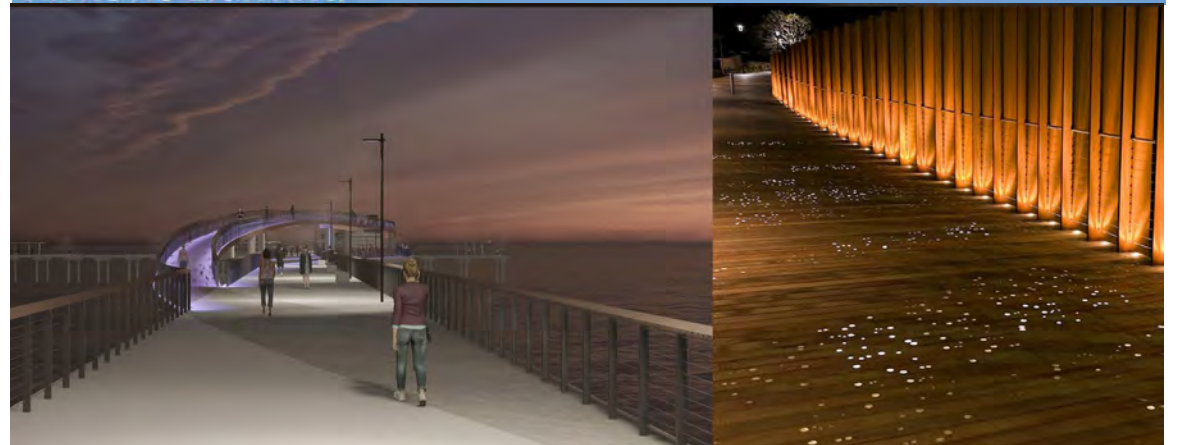
LINEAR LIGHTING - CONSISTENT LIGHT



BOLLARD STYLE LIGHTING - CONSISTENT LIGHT



ARTISTIC LIGHTING



Interpretation Strategy

Which subjects do you find the most interesting if applied to educational elements on the pier ? (please select up to 3)

OCEAN BEACH / PIER
HISTORY & CULTURE



LOCAL MARINE ECOSYSTEMS
& FISH GUIDE



CURRENT OCEAN
CONDITIONS (TEMP., TIDE...)



DISTANT ISLAND VIEWS
& SOLAR ORIENTATION



SUSTAINABILITY
FEATURES OF THE PIER



FISHING GUIDELINES
/ SAFETY



HISTORY OF
LOCAL SURFING



OTHER

Plaza Strategy

Which plaza is the best for gathering?

Which plaza is the best for reflection and solitude?

Which plaza design best emphasizes the ocean experience?



UPPER PLAZA AND INFINITY EDGE



STEPPED TERRACE



AMPHITHEATER AND OCEAN EDGE



Shade Strategy

Which locations for shade are most beneficial? (please select 1)

SHADED INFINITY PLAZA



SHADED ARMS



SHADED SURFERS LOUNGE



SHADED ROOFTOP DECK



Which shade structure strategy is most intriguing? (please select 1)

SOLID SHADE



LATTICE SHADE



PERFORATED SHADE



"BRING YOUR OWN"



Information Stations

Surfing

SURFING @ OB PIER

The Surfers Lounge



The new pier concept includes an overlook area approx. 500' from the shore that is ideal for spectators to watch riders catch waves below.

The overlook is positioned where the old pump station used to be, providing a paddle-out-point reference for surfers.



Existing pier - view from shore



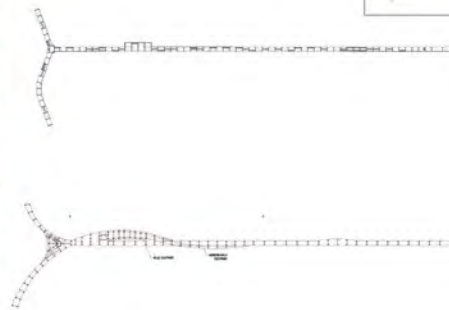
Proposed pier - artists rendering view from shore



How does the new pier concept compare to the existing pier?



EXISTING PIER: 171 PILES
PILE SIZE: 18" diameter
SPACING: 30'

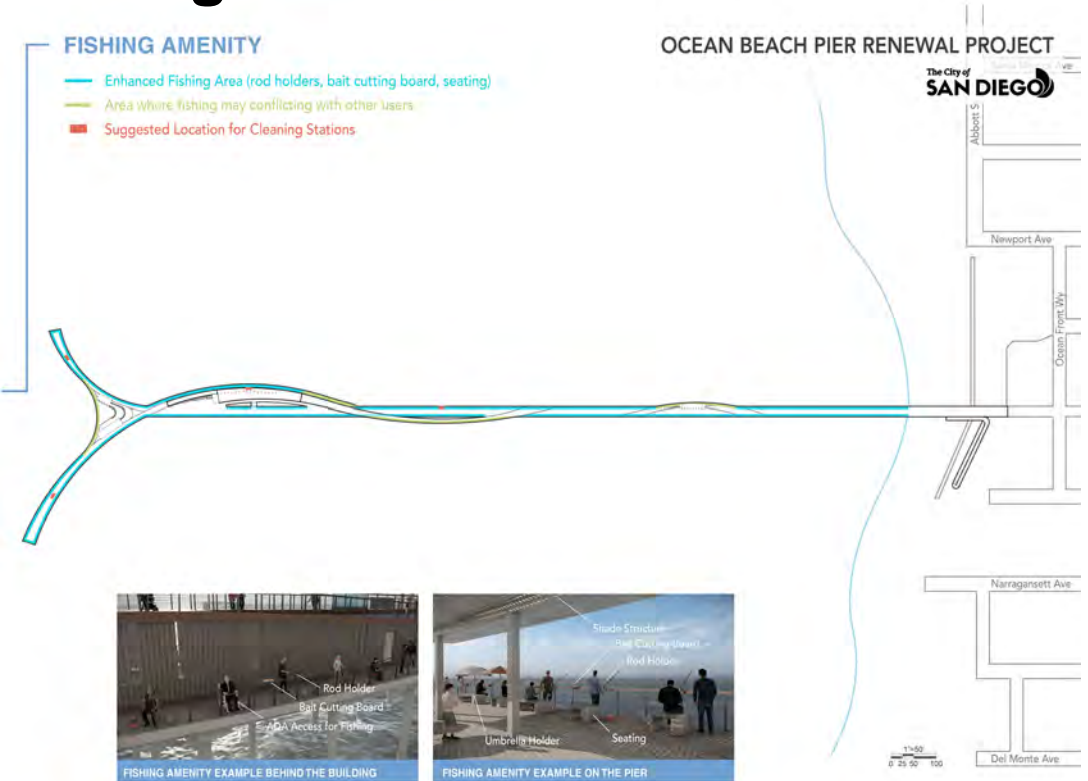


PROPOSED PIER: 155 PILES
PILE SIZE: 24" diameter
SPACING: 40'-50'

Fishing

FISHING AMENITY

- Enhanced Fishing Area (rod holders, bait cutting board, seating)
- Area where fishing may conflict with other users
- Suggested Location for Cleaning Stations

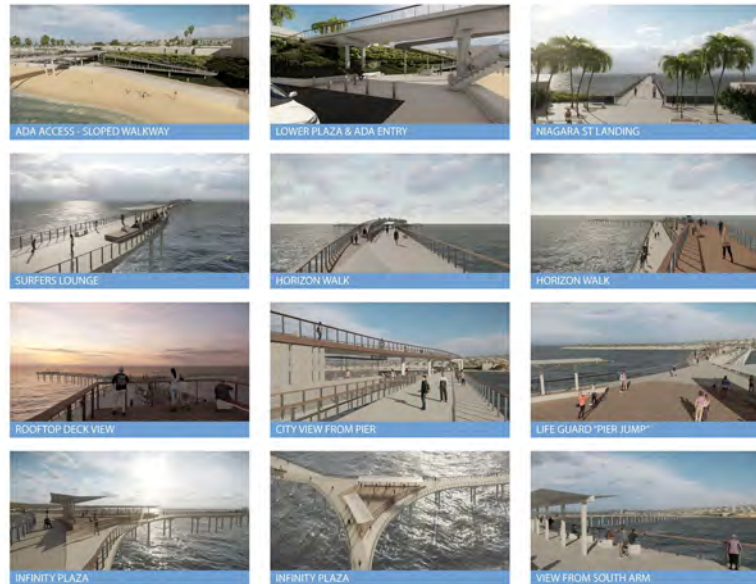


Design Station

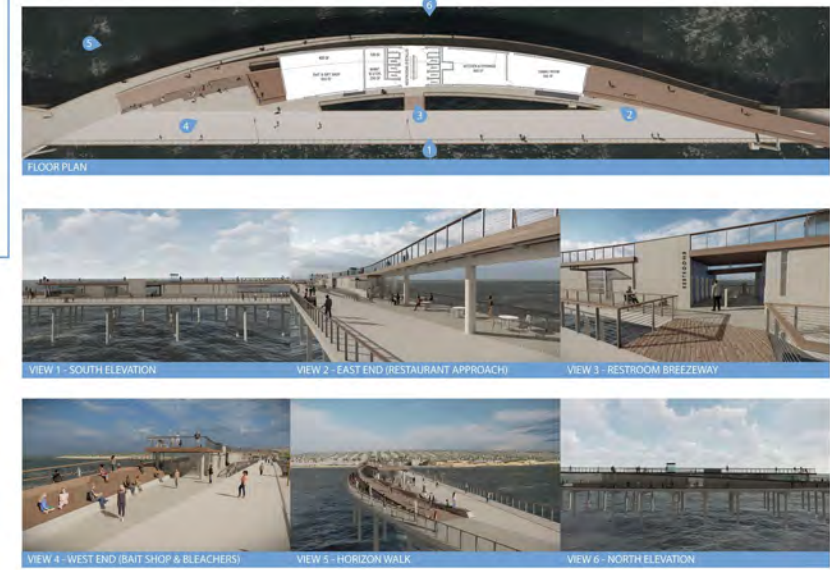
OCEAN BEACH RENEWAL PROJECT



OCEAN BEACH RENEWAL PROJECT



OCEAN BEACH RENEWAL PROJECT



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/OBPierRenewal_CommunitySurvey4



The survey will be open from April 6th until May 6th.

OCEAN BEACH PIER RENEWAL PROJECT
THANK YOU!

