



Administrative Report

J.2., File # HC21-2037

Meeting Date: 2/8/2021

To: HARBOR COMMISSION

**From: STEPHEN PROUD, WATERFRONT & ECONOMIC DEVELOPMENT
DIRECTOR**

TITLE

DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST FOR PROPOSALS TO PREPARE A PUBLIC AMENITIES MASTER PLAN FOR KING HARBOR

BACKGROUND

On January 12, 2021, the Redondo Beach City Council directed staff to initiate the process of drafting a Request for Proposals ("RFP") for a qualified professional consultant (or consultant team) to prepare a public amenities plan for King Harbor. As a first step, the City Council requested staff seek the input of the Redondo Beach Harbor Commission on the draft RFP and more specifically the scope of work related to this effort. The Harbor Commission has consistently requested that the City Council initiate the preparation of a waterfront public amenities master plan as part of the City's Strategic Plan process and identified as a 3-5-year goal the creation of a master plan that would address many of the public amenities that have been under consideration and discussion for several years. The January 12, 2021 Administrative Report to the City Council is attached as Exhibit A.

Attached as Exhibit B is a draft RFP for the Harbor Commission's review. Although the Commission may provide input on any portion of the RFP, the City Council and staff are specifically focused on the Commission's input related to the scope of work for the plan, and in particular those public amenities and areas that should be addressed and included as part of the plan. Past planning and design have primarily focused on individual facilities and there has not been an effort to plan for the Waterfront as a whole and understand how the various public amenities may be organized and implemented to maximize the recreational and visitor experience.

Staff recommends the master plan first focus on the waterfront amenities located between Portofino Way to the north and Quality Seafood to the south. The plan should set forth an overall site plan for the area that addresses what amenities should be rebuilt or renovated, where the amenities should be located and what recreational and operational elements should be included in their design. Initially staff recommends that the following items be included in the first phase of master plan work:

- the location and design of the public boat launch facility and support parking;
- the location and programmatic elements of a replacement Sportfishing Pier, if any;
- a plan for the future use, design, and lay-out of Seaside Lagoon;
- a plan for the installation of an enhanced waterfront promenade that connects Mole C to the Horseshoe Pier that improves the pedestrian experience along the International Boardwalk and reduces the flooding that occurs during high tides;
- a design of replacement docks for Basin 3;

- the location and design of a dinghy dock to serve the harbor mooring field; and
- upgrades to the City's personal watercraft hand launching facility, including the consideration of a zero-depth launch option.

Although outside of the suggested planning area, the public amenities plan could be expanded to re-engage the public on the design for Moonstone Park and Mole B. This effort could address the design of the park itself; accommodations for the outrigger clubs that operate from the Mole; opportunities for dry-stack/mast-up boat storage; and use of the Mole for special events. The City Council has suggested that the Harbor Commission consider initiating the Moonstone Park planning effort early in the process and that it be advanced on a separate but parallel track with the public amenities plan.

Following commission input on the draft RFP, the RFP will be returned to the City Council for review and consideration for release. Following Council approval, staff will distribute the RFP to qualified consulting firms and obtain formal proposals that will include a proposed budget, relevant experience and planning approach. Staff will evaluate the proposals and make a recommendation to City Council for contract approval and project funding. It is anticipated that the master planning effort will include a review of the work to date, various site-specific engineering and building and planning requirement analyses, and a significant public outreach effort. It is difficult to estimate the time to complete the plan as it would be largely dependent on the number of community meetings - but it seems reasonable to assume such an effort could be completed within 12 months.

COORDINATION

The Waterfront and Economic Development Department Coordinated the preparation of this report with the City Manager's Office and the Public Works Department.

FISCAL IMPACT

Based on early conversations with various consultants, the initial estimate for the preparation of a public amenities master plan ranges from \$200k to \$250k. This effort was not included in the Waterfront and Economic Development Department work plan for FY 2020-2021 and therefore no specific funding was allocated or approved for such an effort. However, the City's Capital Improvement Plan for the waterfront includes two projects - the replacement of the public sportfishing pier and improvements to the Basin 3 seawall to address sea level rise - both of which include funding for predesign work that could be used to fund the public amenities master plan. The remaining balance in these project accounts totals approximately \$290k that could be redirected to the master planning effort.

ATTACHMENTS

Exhibit A: January 12, 2021 Administrative Report to Redondo Beach City Council

Exhibit B: Draft Request for Proposals for Public Amenities Plan for King Harbor