

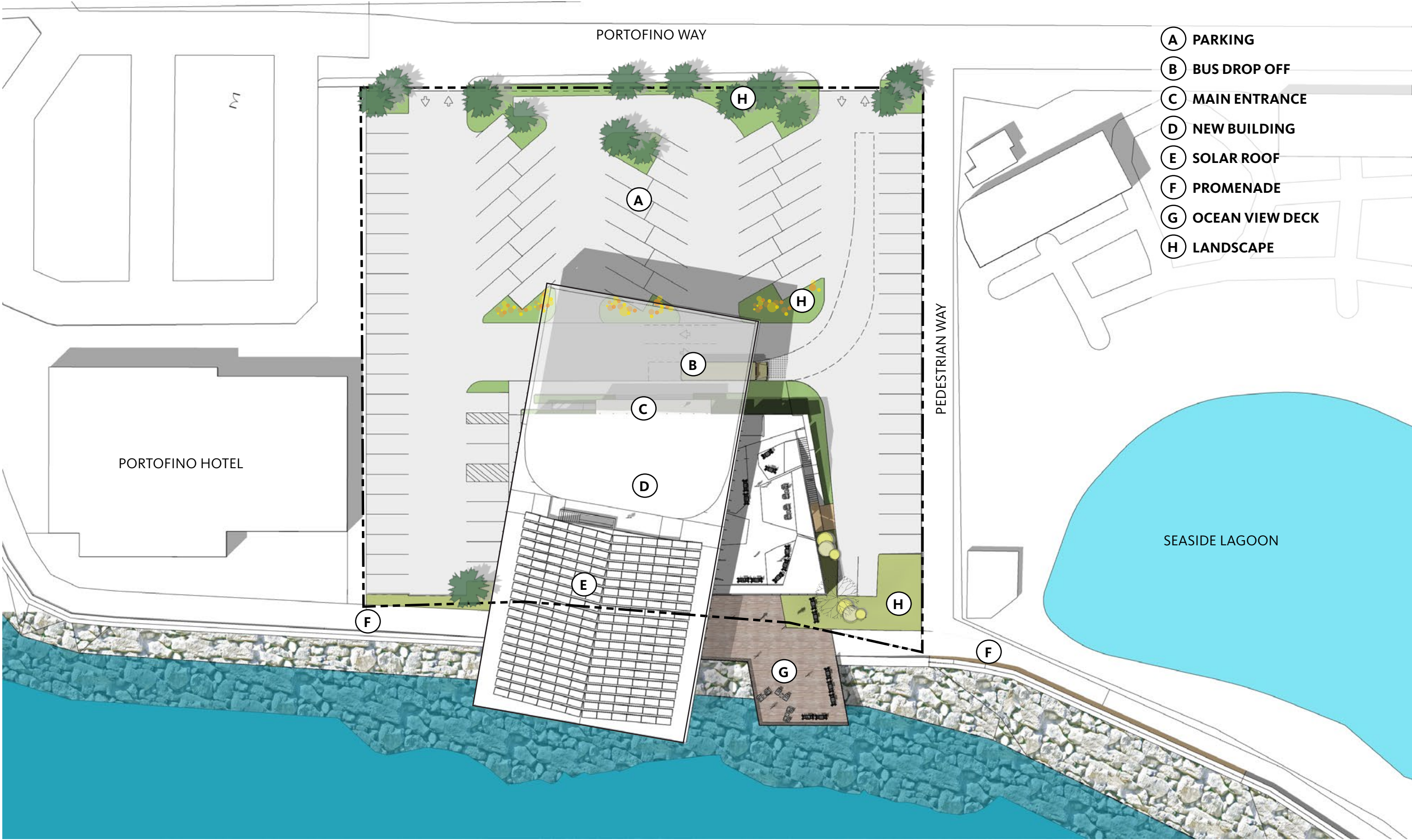
City of Redondo Beach, Waterfront Education Facility

June 12, 2023

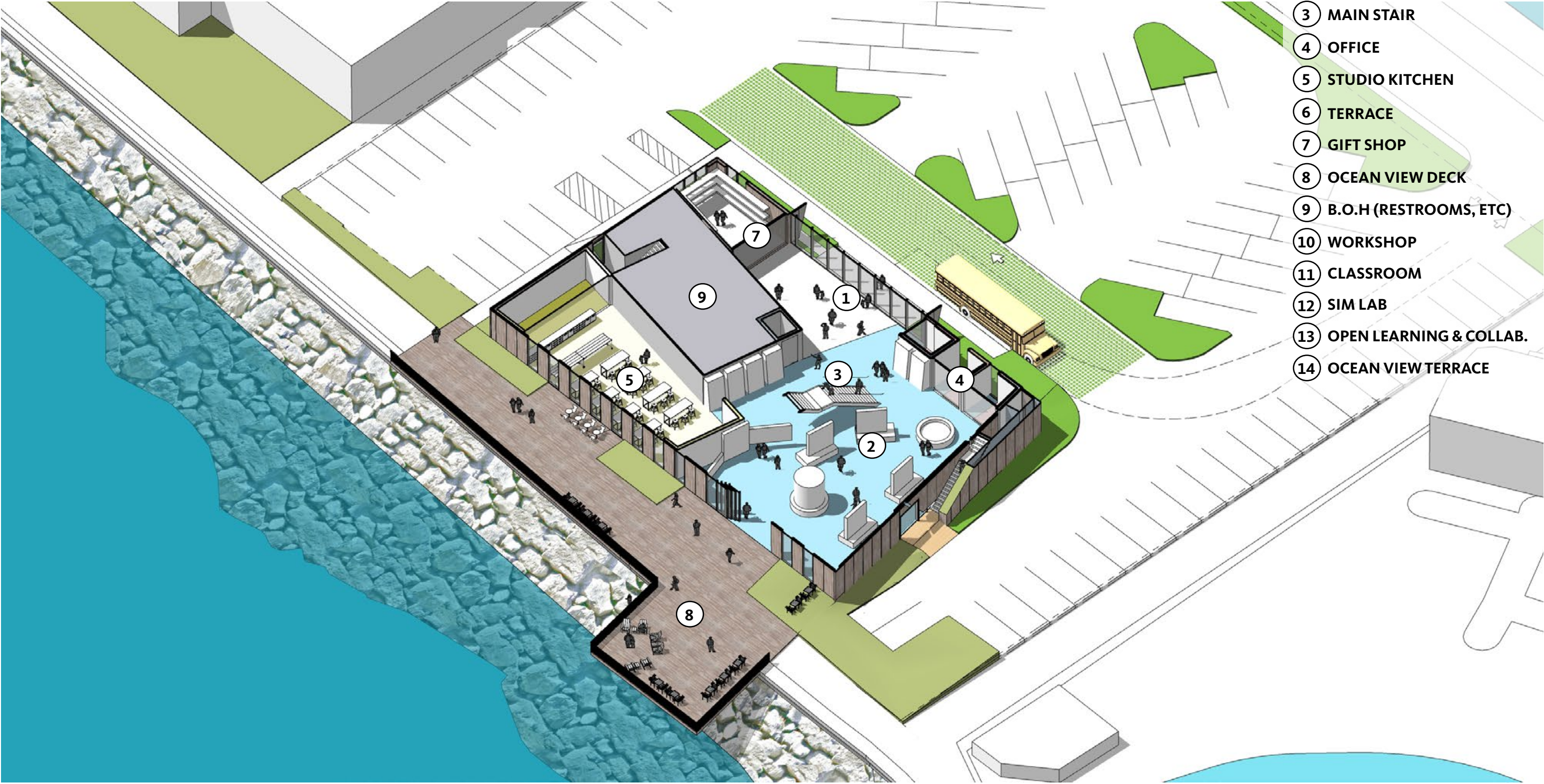


CONCEPTUAL PLAN

SITE PLAN



CUTAWAY PLAN - LEVEL 1



CUTAWAY PLAN - LEVEL 2



AERIAL VIEW



AERIAL VIEW



PROMENADE VIEW



WATER VIEW



INTERIOR VIEW



APPENDIX

PROJECT KICK-OFF/ VISIONING WORKSHOP

VISIONING WORKSHOP

On Monday March 9th 2023, a team of designers from Gensler met with City of Redondo Beach representatives to reimagine the future of the Joe's Crab Shack site as an educational venue.

PARTICIPANTS

City of Redondo Beach

Greg Kapovich
Dave Charobee
Laurie Koike
Brandy Forbes
Elizabeth Hause

Gensler

Nathan Kim
David Herjeczki
Melanie McArtor

AGENDA

- Team introductions & confirmation of roles & responsibilities
- Review communication protocols
- Review scope of work
- Establish goals, objectives & measures of success
- Review project schedule & methodology & project deliverables

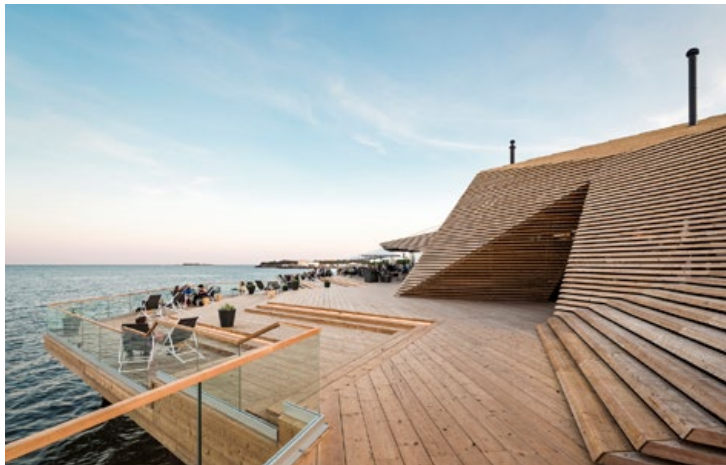
WHAT WE LEARNED



PRECEDENTS



Feathering together the natural and built - planting and habitat



Bringing the public right to the water's edge



Daylit, flexible workshop and exhibit spaces



Learning environments with a strong visual connection to the waterfront



Rooftop experiences

• **Exploratorium at Pier 15:** Interactive education and exhibit space with a public plaza, ocean adjacency, some direct ocean engagement, substantial indoor exhibition space, classroom space, gift shop, food service, back of house spaces are prominent

• **Monterey Bay Aquarium:** World renowned aquarium and marine research center and education space with visual connectivity between the building and the ocean, outdoor decks overlooking the ocean, visual connectivity to scientists exploring marine life in the adjacent ocean

• **Cabrillo Marine Aquarium:** Small science education facility where visitors of all ages pursue informal marine biology education, ecological awareness, and scientific research training

• **AltaSea:** Ocean related research and business campus with water access and a public education component for all ages with a focus on the environment. Public programming includes; speakers, temporary exhibitions, underwater drone exploration, sea farming etc.

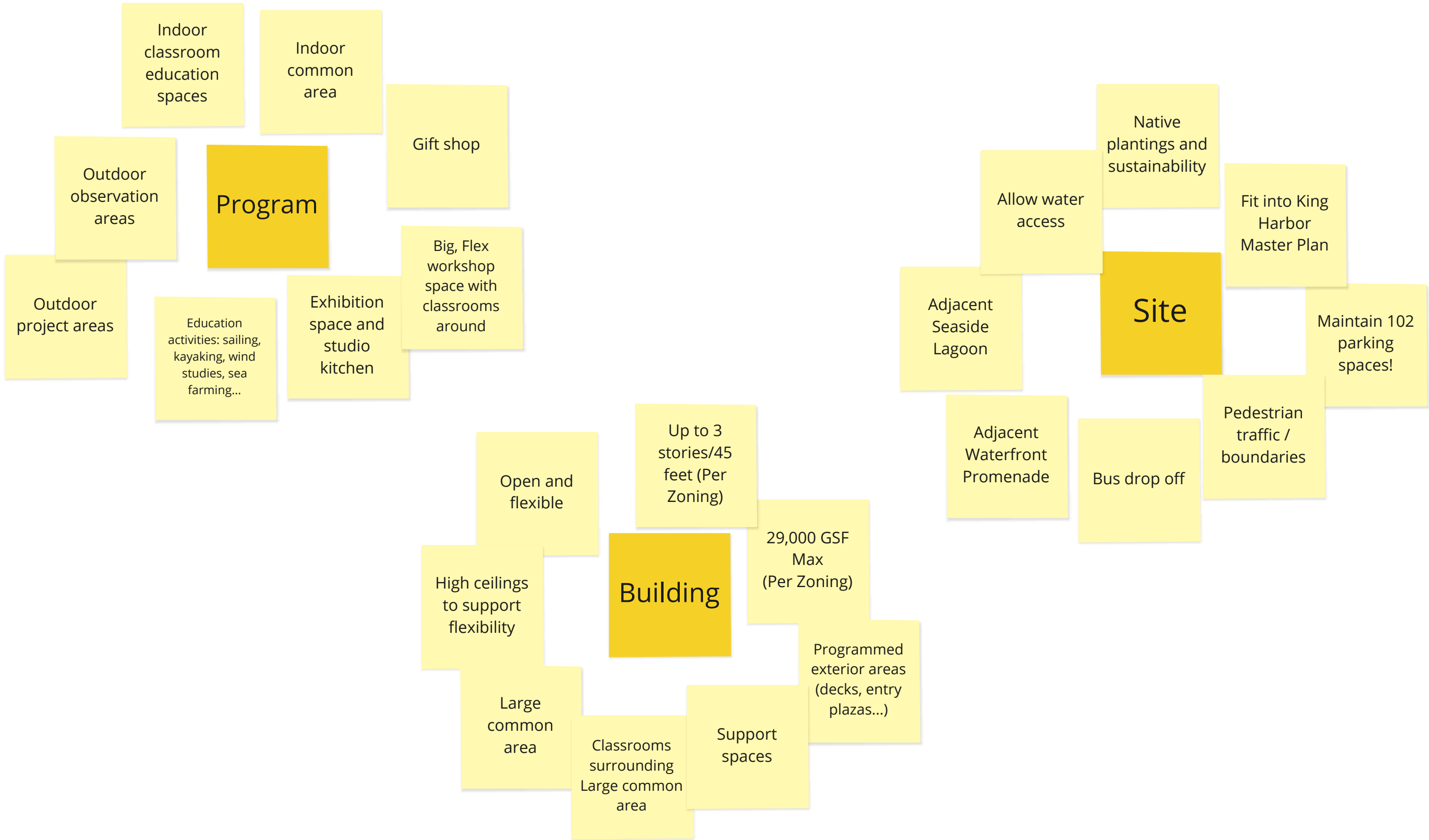


Program elements in the water



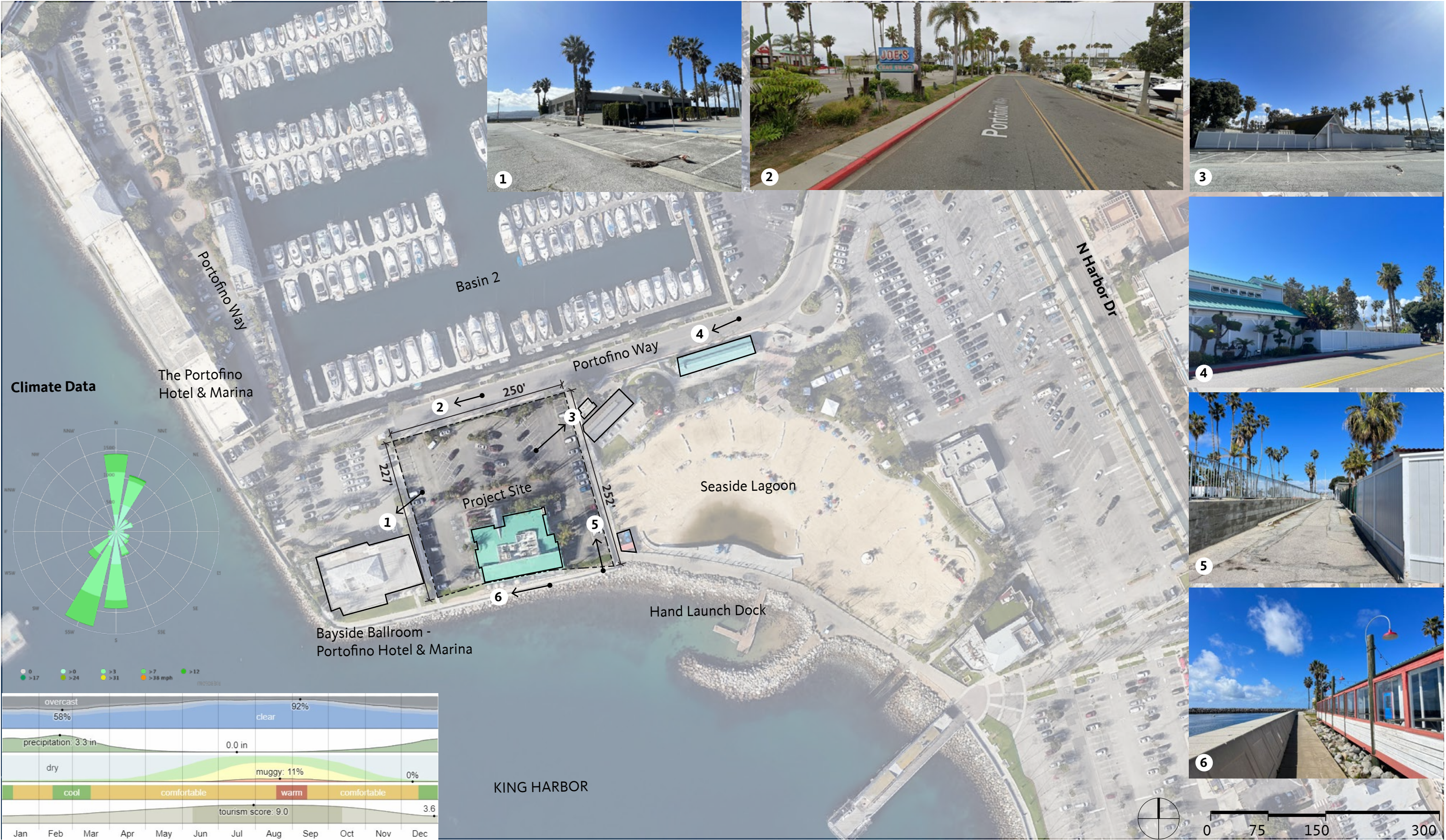
Immersive Marine Experiences

TAKEAWAYS



SITE ANALYSIS

EXISTING CONDITIONS



City of Redondo Beach Zoning
Per Title 10 Planning and Zoning
Chapter 5.815 Development Standards:
CC-4 Coastal Commercial Zone

BASE FAR FOR CC-4: 0.35
0.15 BONUS FOR OFFICES ABOVE
GROUND FLOOR

SITE AREA: 58,051 SF
ALLOWABLE FLOOR AREA:
20,318 SF - 29,026 SF

MAX HEIGHT: 45'
MAX STORIES: 3

Harbor/Civic Center Specific Plan

A minimum twelve (12) foot wide
paved public esplanade adjacent to
the water's edge

Portofino Way

Front Yard Setback: 5'-0"

Side Yard Setback: 0'-0"

250'

227'

252'

23

6 6 6 7 8 8

Total: 98 Parking + 4 ADA = 102

4 ADA

5

3

Bayside Ballroom -
Portofino Hotel & Marina

King Harbor Waterfront Promenade

Hand Launch Dock

Minimum 12' setback for
pedestrian promenade

Gensler | Page 18

KING HARBOR PUBLIC AMENITIES PLAN CONSIDERATIONS



OUTLINE PROGRAM

OUTLINE PROGRAM

While the City is not in a position to establish a definitive program for the future educational center at this time, Gensler has established an outline program to show possible programming solutions based on best practices, site limitations, space needs, infrastructure requirements, and technology requirements.

As of March 2023, the program / operator assumptions include:

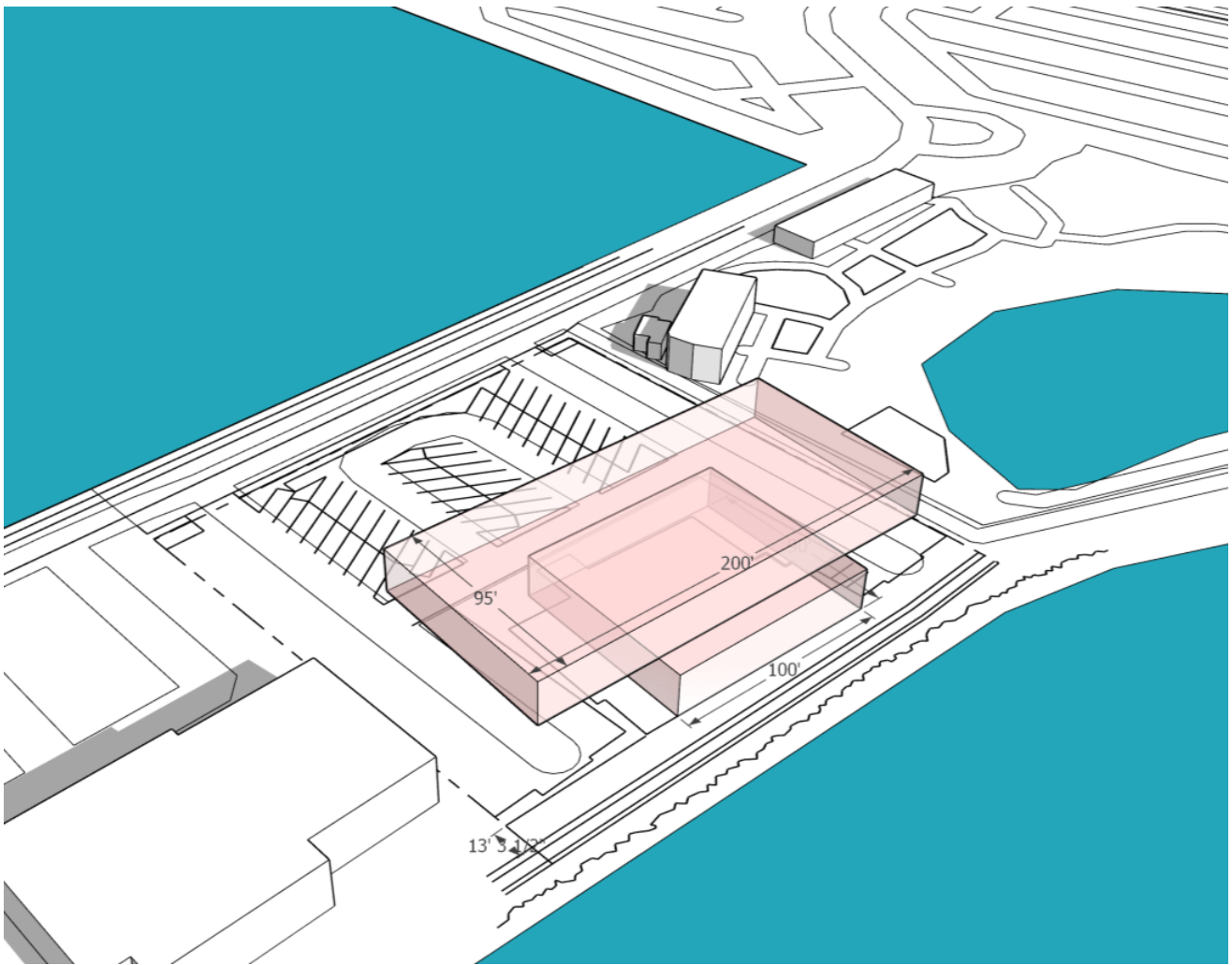
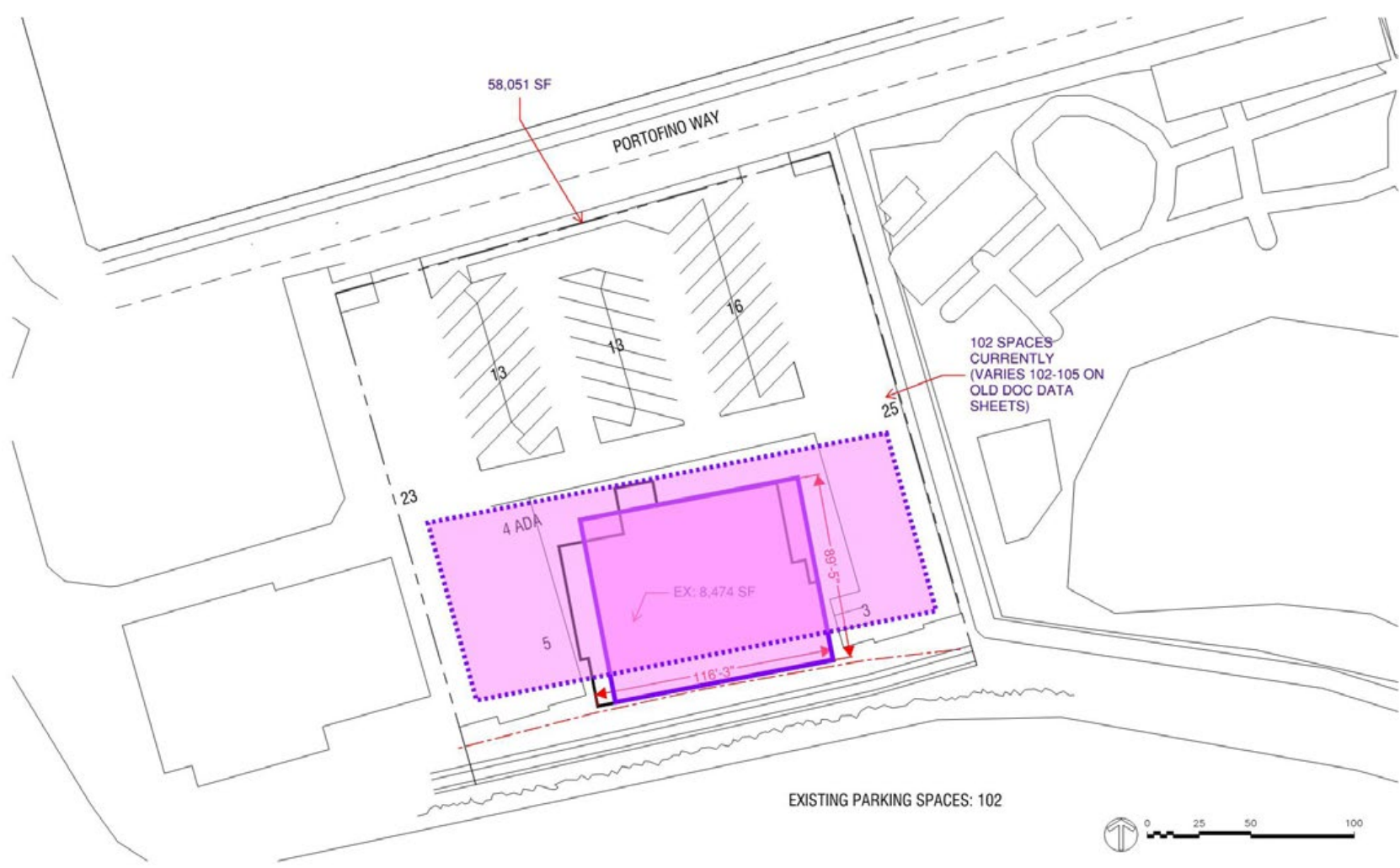
- Regional Draw Museum / Attraction
- Space for partnering with LA SEED to host a curriculum on the water
- a local non-profit operator
- TBD on-the-water programs.

This outline below will guide the development of the Building Feasibility Study and Conceptual Design.

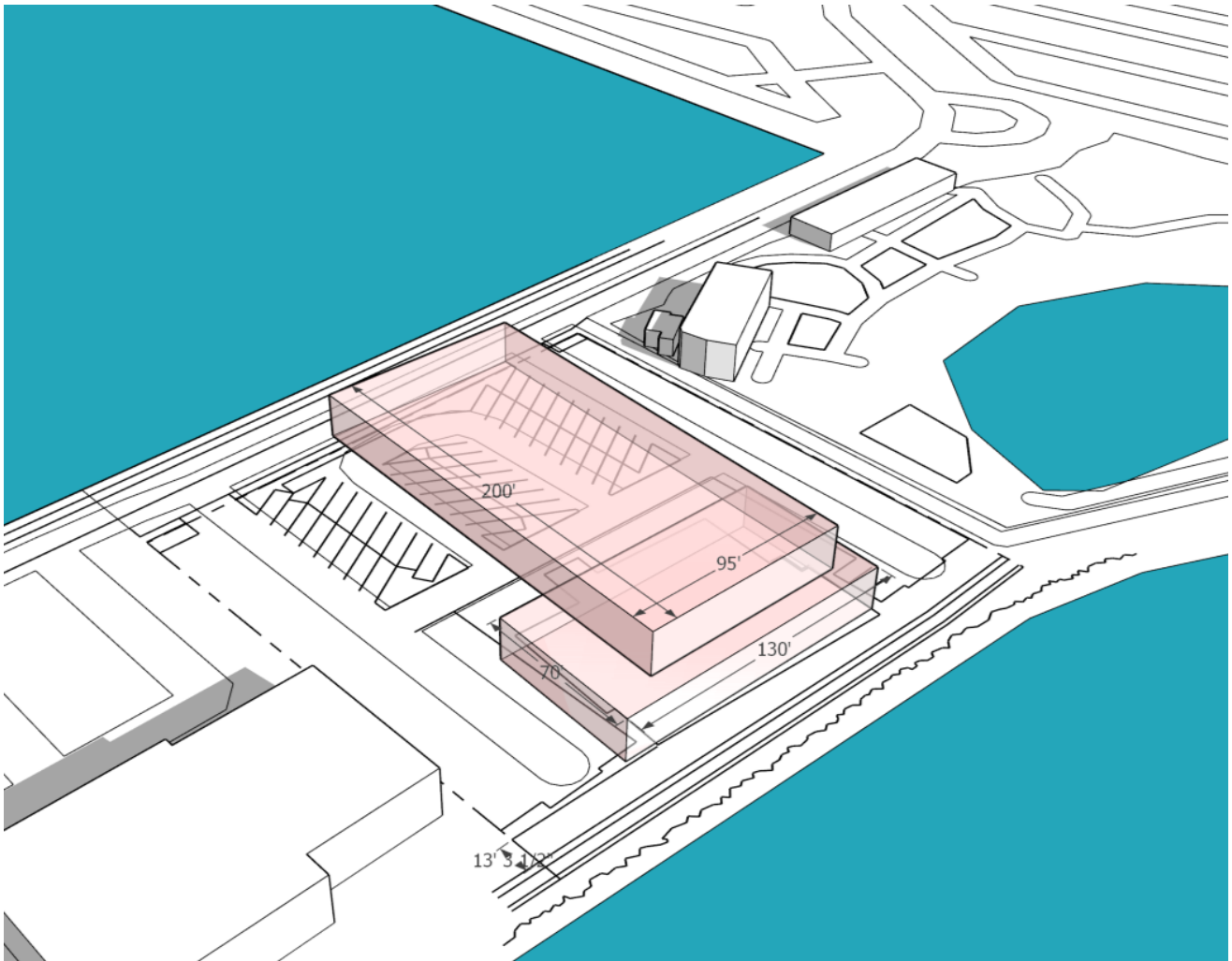
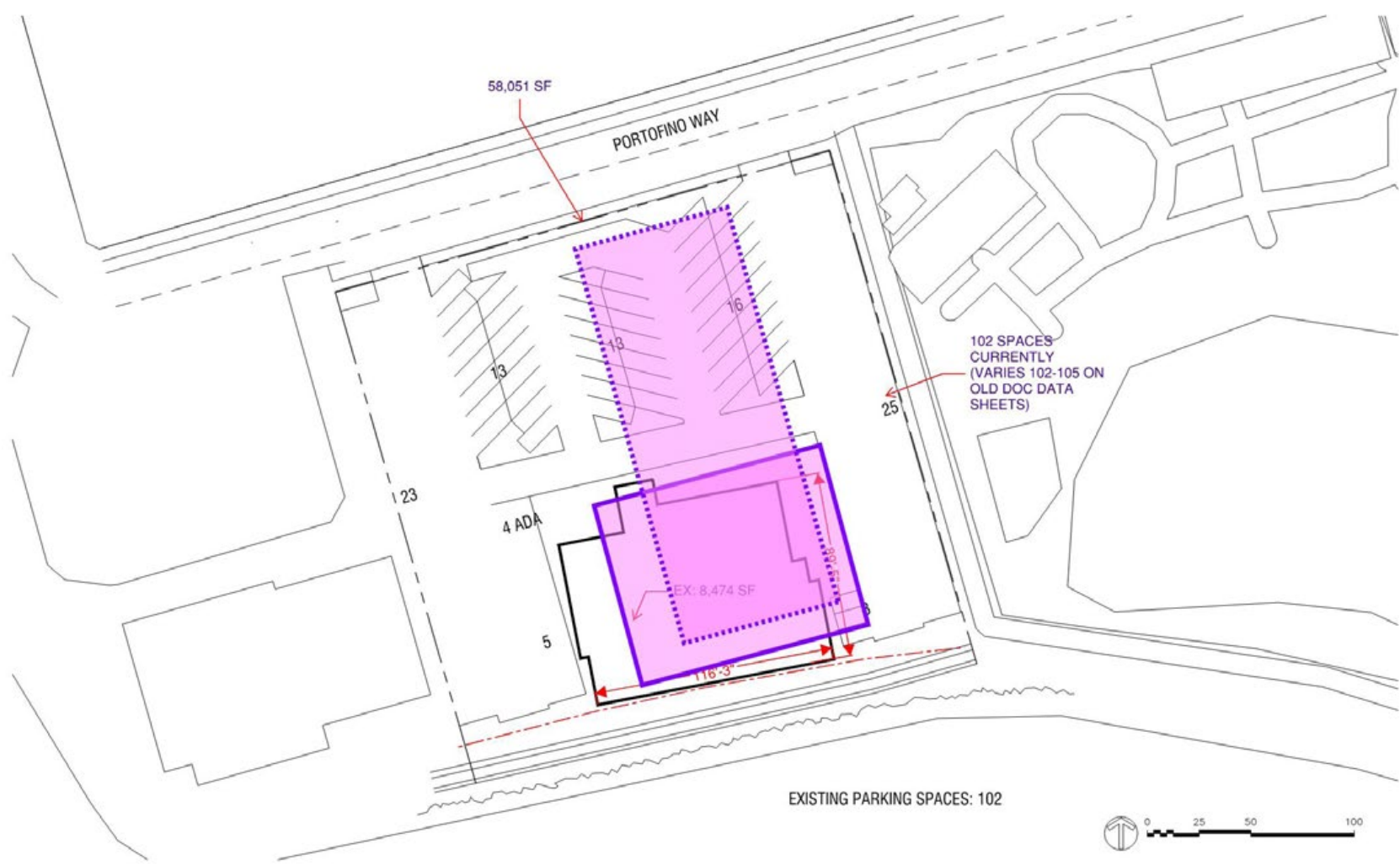
	QTY	AREA	SUBTOTAL ASF
STANDARD STEM CLASSROOM:	2	1200	2,400
WORKSHOP/PROJECT SPACE	1	2000	2,000
EXHIBIT SPACE:	2	2500	5,000
SIMULATION LAB	2	600	1,200
TECH SPACE FOR SIM LAB	1	200	200
LECTURE/DEMO SPACE FOR 100:	1	3400	3,400
OFFICES	5	120	600
CONF ROOM	1	200	200
RETAIL			500
FOOD			500
STUDIO KITCHEN			1,500
LOBBY/ARRIVAL			1,000
			Maximum ASF: 18,500
At 65% efficiency, this is equal to gross building area of:			29,000 GSF

→ This is Flexible

PRELIMINARY SITE DEVELOPMENT STRATEGY 1



PRELIMINARY SITE DEVELOPMENT STRATEGY 2



PRELIMINARY SITE DEVELOPMENT STRATEGY 3

