The Heart of the City Specific Plan

Redondo Beach, CA

FTS

This Specific Plan sets the stage for the revitalization of the city's harbor area, adjacent neighborhoods, industrial uses and corridors. The plan creates a vibrant, new waterfront-focused downtown. Land use and development policies encourage transformation of underutilized land into a 'Village Core'. Architectural design guidelines and a 'Beach Townscape Elements' matrix promote the city's historic 'beach town' character.

BEFORE

- Minimal developer interest compared with surrounding communities.
- Strong market opportunities for housing, especially along waterfront and nearby corridors.
- Extremely poor internal circulation and weak block pattern.
- Lack of cohesive development pattern exacerbated by large, underutilized parcels.
- Excessive land reserved for surface parking.

Aerial photo of Redondo Beach Marina. Parking lots effectively cut off residents and visitors from the waterfront.

ASSIGNMENTS

- Revitalize the waterfront by creating a unique town center for residents and visitors.
- Direct investment towards Catalina corridor.
- Leverage the city's enviable location to attract housing investment by building.
- Place high-value amenity along one of the city's most visible thoroughfares.
- Create beautiful outdoor public spaces throughout the Village Core for gathering in the heart of community's most public district.

OUTCOMES

Specific Plan adopted by City Council 2001

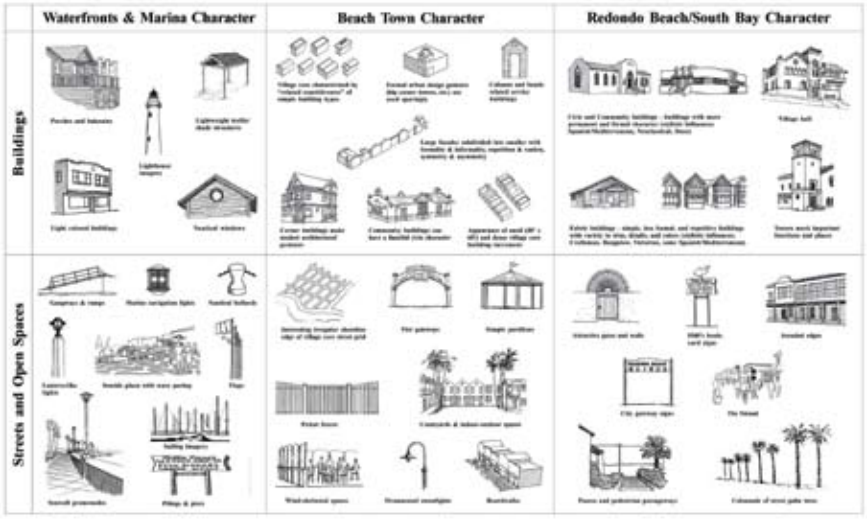
- Los Angeles APA Chapter Award 2001
- Plan rescinded by CIty Council 2002

CLIENT: City of Redondo Beach

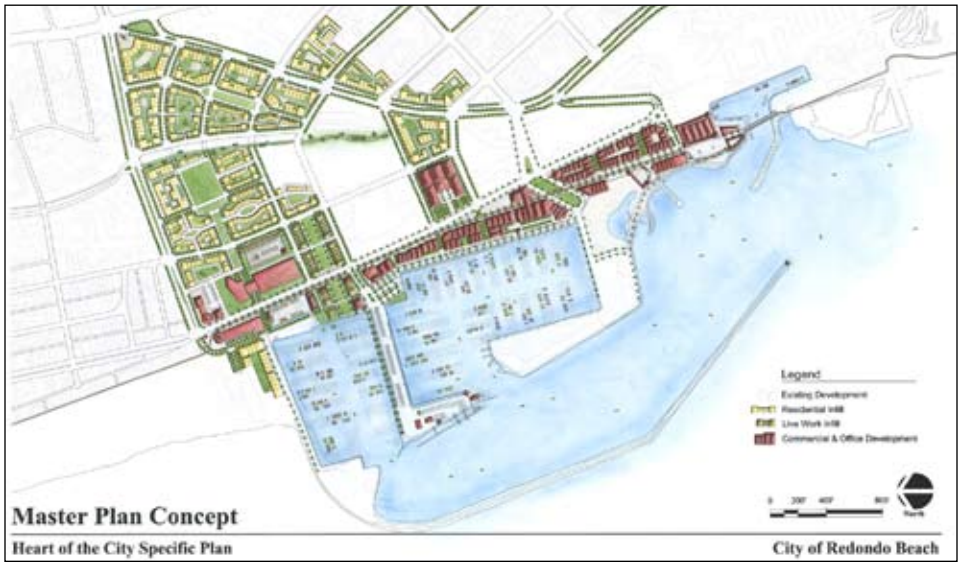
IN COLLABORATION WITH: CHS Consulting Group, Santina & Thompson, and Walker Parking Consultants

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).

The Village Core along the waterfront in Redondo Beach as envisioned in the plan. Mixed-use development would be built in a walkable fabric of blocks and plazas, and terminate at the 'Redondo Market' in the town's new waterfront plaza.



Architectural Guidelines in the form of a Beach Townscape Elements Matrix provide details to ensure that new investment is built according to the style and character cherished by the City's residents.



The Heart of the City Town Pattern Scenario master plan illustrates envisioned development of the Village Core, redevelopment of the AES powerplant site, and new investment along the Catalina Corridor, and Pacific Coast Highway.