

CHAM  
APP. 1-8-97  
BD. #11-97



**B E A C H  
OCEAN FRONT WALK**

**REFURBISHMENT  
P L A N**



**RRM  
Design  
Group**

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assumed that this first aid station could be combined with another use (a.k.a., the police substation or a police information kiosk located at either the north or south ends of the Ocean Front Walk), or as a part of the Venice pavilion plans. Given that approximately 150,000 people per day in peak summer use periods frequent the Ocean Front Walk, need for emergency care and on-the-spot first aid care is paramount. After working with the Police Department and the Venice Arts Mecca, it was determined that first aid station should be a separate use, and would most effectively be combined with the Recreation and Parks Office.

### **Recreation and Parks Office**

A few years ago, plans were prepared to renovate the Recreation and Parks Office now located in Venice Beach near the recreation facilities. The existing office is substandard and very small, particularly in light of Venice Beach's status as the major recreational hub of Los Angeles. The City of Los Angeles should be commended for operating such successful programs from such a small and dysfunctional facility.

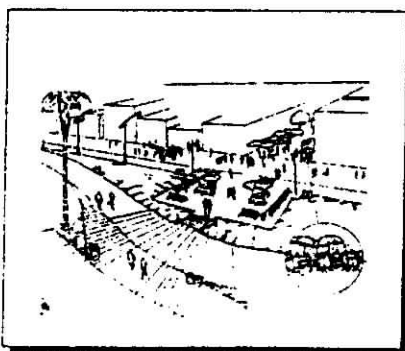
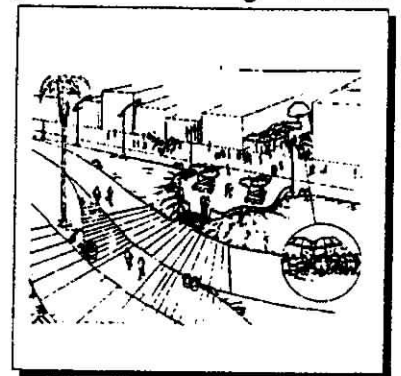
Again, separate funding from Proposition A to renovate the Recreation and Parks Office is available. It is the design team's understanding that approximately \$400,000 is being held within the City coffers for the reconstruction of this office.

In an effort to be cost conscious, the design team recommends that the Recreation and Parks Office be rebuilt and combined with the first aid station at the same location where it now exists. Since new restrooms are to be located adjacent to the grandstand basketball court and children's play area, it is no longer necessary to construct restrooms as part of this office. Therefore, ample room is available to construct a carefully designed Recreation and Parks Office and first aid station at this location. As Venice Beach is one of the largest, integrated recreational facilities, not only in L.A. County, but world wide, it is important that the City of L.A. Recreation and Parks Department have a presence on the Ocean Front Walk that is functional to meet the recreational needs of Venice Beach users.

### **Pagoda Restoration / Reconstruction**

Another area of universal support is for the restoration of the historic pagodas consistent with the 1940's architectural plans and specifications. Five sets of original pagodas remain along the Ocean Front Walk. One original pagoda at the end of Westminster Avenue was demolished due to vandalism some years ago. Since Westminster has been known to be a troublesome street, the design team is not recommending replacement of that original pagoda. Instead, a restroom will be located closer to the beach to provide a connection to the walk, but not congest the Ocean Front Walk at that location.

Pagodas will be restored in either wood or recycled wood plastic materials suitable to retain historic character and appearance of the pagodas could also allow for durability and easy, long-term maintenance.



The five sets of pagodas that do exist will be fully restored. In reviewing the historic photos for Venice Beach, it is clear that the original design of the pagodas intended for them to be individually appointed. Thirty-two total umbrellas exist and would be replaced per the original plans.

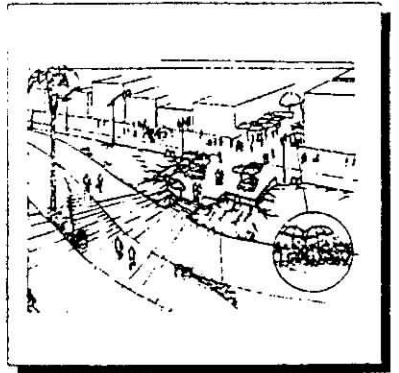
### **Pagoda Walls**

The design team recommends that the low walls around the pagodas also be replaced with the same historic vernacular, with individual treatments to each wall. Appropriately, two walls would be removed entirely and replaced with historic-style,





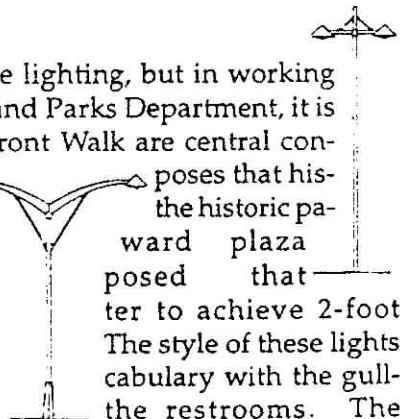
double-back benches so that people resting could face the beach or face the Ocean Front Walk. Next, two of the pagoda walls would be replaced with curvilinear walls where the existing landscape planter areas would be integrated into those walls to reduce loitering, the likelihood for trash collecting at the low-wall intersections, and the likelihood for the homeless urinating on the walls. The design team proposes that the original opening along the west side of the walls be re-established, which will also allow for skaters and bikers to enter the skate and bike path from the Ocean Front Walk at these key focal points. Finally, the design team proposes that one pagoda wall be restored in a rectilinear fashion consistent with one of the original 1940's designs.



### Ocean Front Walk Lighting

A series of different light standards were submitted to the public during the workshop process to determine the public's preferred design direction. The desire to recreate a historic light element was supported. In addition, creating a high-canopy light throughout mid-block locations of the walk was preferred for safety reasons, and brackets could be mounted onto the lights to create a more pedestrian-friendly scale on the Ocean Front Walk.

The original Coastal Conservancy plan called for pedestrian-scale lighting, but in working with the City's Bureau of Street Lighting and Recreation and Parks Department, it is clear that vandalism and light volumes on the Ocean Front Walk are central concerns that must be addressed. Hence, the plan proposes that historic lighting be installed adjacent to, and accenting, the pagodas, and also be used to selectively accent the Windward park to uniformly light the Ocean Front Walk. It is proposed that Bega-style 28 foot high canopy lights of 100 feet on candles of light in the center of the Ocean Front Walk. as illustrated below would evoke a compatible design vocabulary with the gullwing roof line of the Windward entry monuments and clean lines of this high-canopy light would be installed



throughout the walk down to the Venice Beach Pier. The historic style, double-globed light accenting the pagodas and plaza will be constructed at 22 feet high, attempting to bring a more pedestrian scale to the high activity areas of the plan while remaining more resistant to vandalism.

### Windward Plaza and Gateway Features

The Coastal Conservancy report suggested that a gateway would be an appropriate statement where Windward meets the Ocean Front Walk, and that a new, open and paved plaza at the foot of Windward might be an appropriate focal point and entry

