To achieve the intent, buildings should **transform** the orientation and design in the Civic Center, while **enhancing** the streetscape and circulation of all modes and users.

**Civic Center District**

At the physical center of town, the Civic Center area is the civic hub of services and activities for the community. The Civic Center provides efficient and accessible services to the community, but is in need of modernization, repairs, and additional space.

**Future Vision**

The intent is to transform the building orientation and design in the Civic Center, while enhancing the streetscape and circulation of all modes and users. The Civic Center facilities will be modernized to accommodate the range of functions and services provided by the City, and will be expanded to provide consolidated parking facilities in well designed or underground parking structures to serve commercial uses both along Pacific Coast Highway and Downtown. Streetscape enhancements will provide an important connection between the main thoroughfares of Pacific Coast Highway, Downtown, and the residential neighborhoods.

**Intended Distribution of Land Uses**

The Civic Center area should provide public facilities and open space uses to serve as the City government’s primary facility presence within the community.

** Desired Form and Character**

**Building Design and Orientation**

- In the Civic Center area, active and well designed ground floors are critical. Ground floors should be mostly transparent and open to the public.
- Community facilities and City Hall should be designed and oriented toward the street with inviting public spaces and clearly marked entryways.
- Design and maintain civic buildings in an architecturally distinguished manner that serves as a source of identity and pride. Architectural styles should be distinct with building entries placed along the front property line, and oriented towards Pier Avenue.

*The Community Center provides creative arts and athletic facilities.*
• Civic Center area facilities should be designed to accommodate parking demands for the beach, Downtown, and the PCH corridor.

• Although buildings can be accessed from rear or underground parking lots, the public street-facing entrance should be prominent and emphasized with pedestrian-oriented features.

• Community facilities should be designed and promoted for use by public and private organizations supporting tourism, conference, convention, and cultural uses.

Public Realm Design

• Streetscape design, civic facilities, and entryway signage enhancements should be made between Pacific Coast Highway and Valley Drive to provide a greater sense of arrival to Hermosa Beach.

• Provide easily accessible entryways and direct connections between civic, community, and recreational facilities.

• Circulation of vehicles, pedestrians, and other modes at Pier Avenue and Valley/Ardmore Drive should be greatly enhanced.

• Non-motorized users of Ardmore Drive and Valley Drive should be accommodated to facilitate safe north-south travel through painting, directional signage, or streetscape design changes.

• Signage and other markers should be provided to assist residents and visitors in navigating to services and between facilities around the Civic Center.