



Information Item

Date: November 28, 2012

To: Mayor and City Council

From: Martin Pastucha, Director of Public Works
Karen Ginsberg, Director of Community & Cultural Services

Subject: Park and Beach Public Restroom Facilities Replacement & Remodel
Project Update

Introduction

This report is to update the City Council on the current design status of the 2400 Ocean Front Walk (OFW) Beach Public Restroom Facility Replacement Project.

Background

In accordance with the California Department of Parks and Recreation (State Parks) Consent Decree (2006), the City has committed to upgrading and bringing public restroom facilities into compliance with the Americans with Disabilities Act (ADA). On [November 24, 2009](#), the City Council reviewed and provided comment on concept designs for ADA-compliant beach public restroom facilities and directed staff to proceed with design. In the summer of 2011, construction of seven replacement facilities was completed and the project received the prestigious “*2011 Project of the Year Award*” for public facilities from the Southern California Chapter of the American Public Works Association.

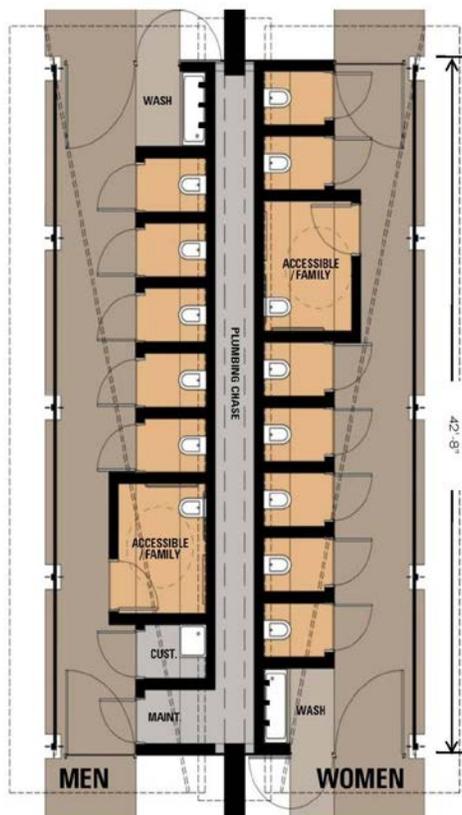
During construction of the seven ADA-compliant beach public restroom facilities, replacement of the facility at 2400 OFW was placed on hold to allow for further assessment of its location. The existing facility was originally planned to be replaced west of the bike path. After further assessment, the facility is planned to be replaced at its current site, east of the bike path, in order to preserve view corridors.

On [June 12, 2012](#), Council approved a professional services agreement with Adrian-Gaus Architects, Inc. (AG), to provide design services for this project and renovation of public restroom facilities at Marine and Hotchkiss Parks.

Discussion

Design

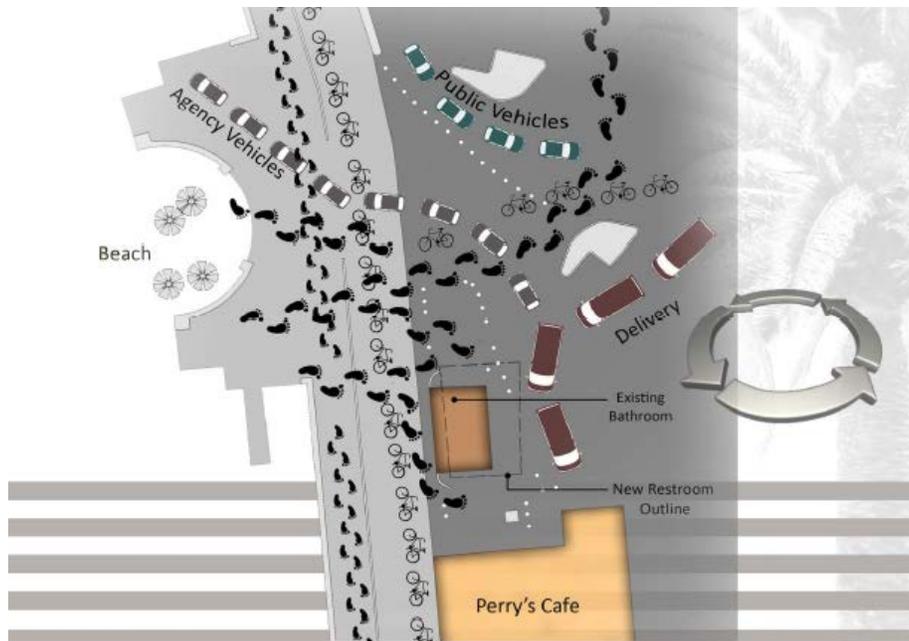
Design of the restroom facilities completed in 2011 focused on durability, accessibility, safety, sustainability, and ease of maintenance, resulting in a prototype floor plan with an east-west orientation with entries located at each end.



2011 PROTOTYPE FLOOR PLAN

Unlike restrooms located directly on the beach where circulation flow is predominately from the east and west, analysis of the 2400 OFW site by AG revealed pedestrian, bicycle, and vehicular traffic patterns concentrated immediately north of the site due to the proximity of access points serving the bicycle and pedestrian paths and entry to the

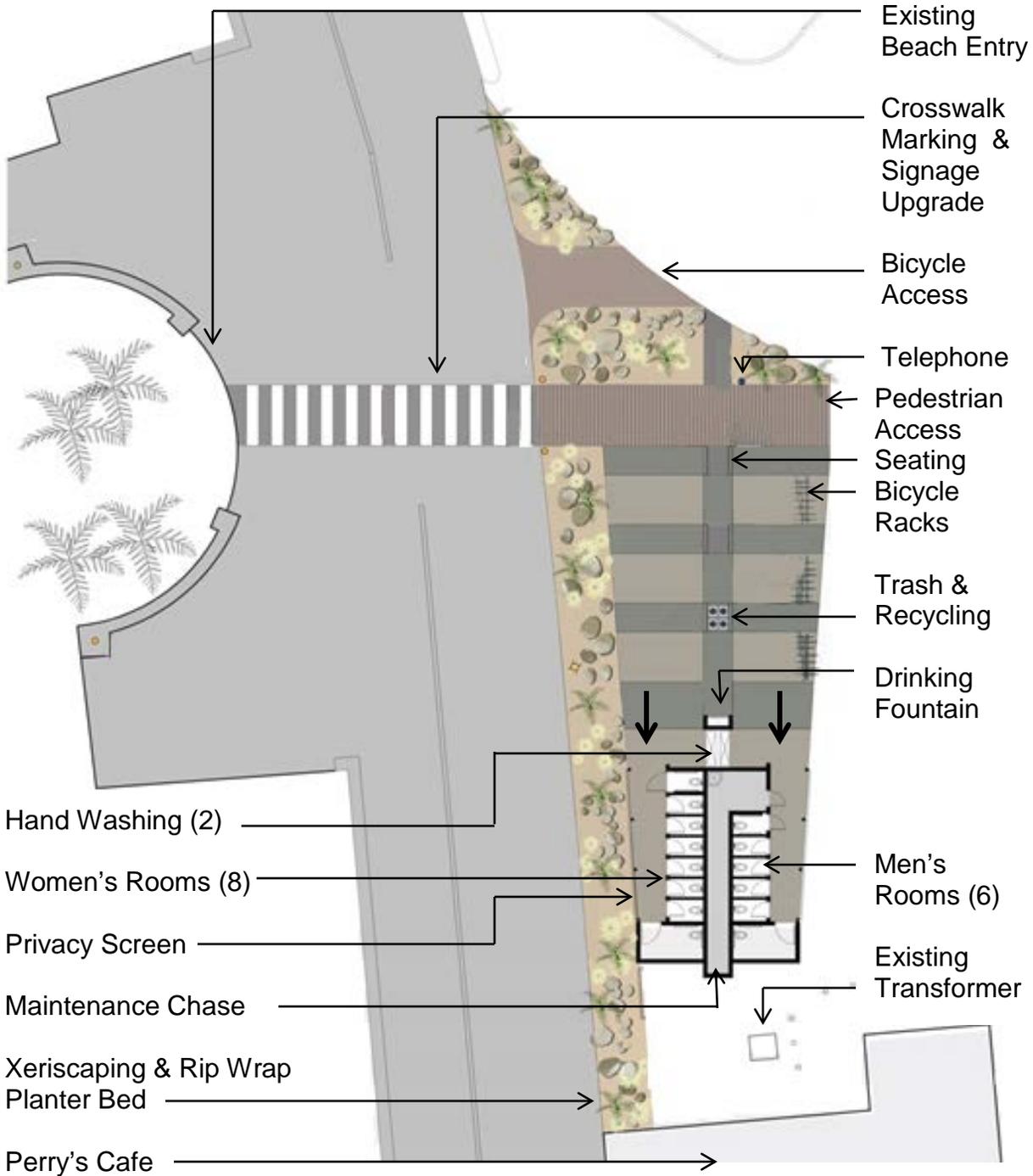
beach. Conversely, south of the 2400 site, minimal traffic occurs due to the proximity of the Perry's Café building.



2400 OFW SITE ANALYSIS

This analysis lead AG to propose a north-south building orientation with men's and women's entries limited to the north end of the structure. These modifications to the prototype plan allow for ease of access and increased safety for bicyclists and pedestrians while maintaining view corridors, durability, sustainability, and ease of maintenance.

Prototypical design elements include perimeter privacy screening with interpretive imagery and 14 direct-entry toilet rooms organized along the central spine containing a maintenance shaft and separating the six toilet rooms for men and eight rooms for women. The spine extends from the building footprint to support a drinking fountain and separate hand washing sinks for men and women. Other amenities for beach visitors include seating, bike racks, and a Code Blue emergency telephone.



PROPOSED SCHEMATIC BUILDING AND SITE PLAN

To reduce construction cost and duration, concrete masonry units, instead of poured-in-place concrete, are proposed for the building spine. Simplified means of achieving passive lighting and ventilation are also being explored.

Public Process

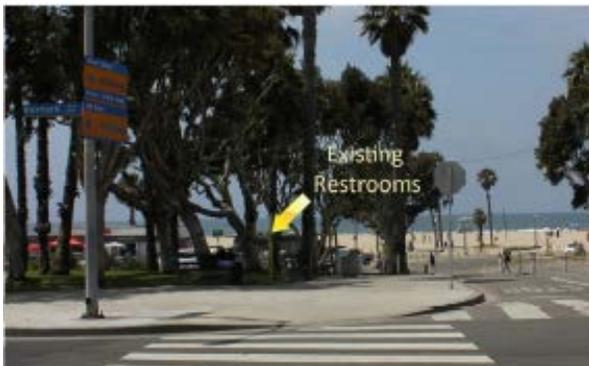
The design consultant and City staff hosted an open house on August 26, 2012, to discuss the schematic design of the facility at 2400 OFW. A full size mock-up delineating rooflines and maximum wall heights was utilized to represent the proposed building location, orientation and relationship to view corridors, off-site amenities, and pedestrian, bicycle, and vehicular traffic. Photographs of existing conditions and modified photos representing proposed changes were also presented.



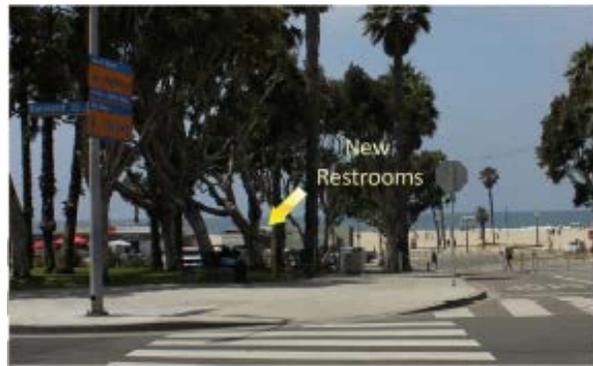
Existing View from Intersection of Barnard Way and Wadsworth Avenue



Proposed View from Intersection of Barnard Way and Wadsworth Avenue



Existing View from Intersection of Hollister Avenue and Ocean Avenue



Proposed View from Intersection of Hollister Avenue and Ocean Avenue

Those in attendance unanimously agreed that impacts on view corridors were not significant and north-south building orientation with access from the north would result in increased safety for pedestrians and bicyclists. Recommendations were made to separate pedestrians crossing to the beach from bicyclists entering the bike path.

Attendees expressed positive feedback on amenities, appearance, materials, and functionality of the seven beach restrooms completed in 2011.

Following incorporation of the public request for separation of pedestrian and bicyclist traffic, the Recreation and Parks Commission reviewed the schematic design at its September 20, 2012, meeting and unanimously recommended approval of the project in concept.

Environmental Analysis

The proposed project is categorically exempt under the California Environmental Quality Act as set forth in CEQA Guidelines Section 15032 Class 2, as it consists of the reconstruction of an existing restroom facility on Santa Monica State Beach which will have substantially the same purpose and capacity as the existing structure.

Next Steps

Staff will continue to work with the designers to refine the project plans and materials and the project will be presented to the Architectural Review Board as required. Plans will also be presented to State Parks for review pursuant to the Operating Agreement for Santa Monica State Beach and to the Coastal Commission for a permit. In order to be ready to start construction following Labor Day 2013, it is anticipated that the City Council would award a construction contract by mid-July 2013, with construction completed over the fall/winter season and opened to the public no later than Memorial Day 2014. In order to meet the need for restrooms at the beach during the construction period, temporary public restroom facilities will be provided.

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