

City of Santa Monica Annenberg Community Beach House

415 Pacific Coast Highway, Santa Monica, CA 90402



Project Owner:	City of Santa Monica
Architect:	Frederick Fisher and Partners Architects
Landscape Architect:	Mia Lehrer & Associates
MEP Engineer:	Air-Tec Air Conditioning Contractors; Angeles Electric Co.; DK Mechanical Contractors Inc.
Structural Engineer:	KPFF Consulting Engineers
Contractor:	Charles Pankow Builders, Ltd.
LEED Consultant	Davis Langdon
Commissioning Mgr:	EEl Consulting
Completion Date:	April 2009
Construction Cost:	\$34.6 million
Size:	5.5 Acres; 101,869 sf (including parking)
Occupancy:	587 (total between 4 buildings)

Project Description:

The original Beach House was developed in the 1920s by William Randolph Hearst and Marion Davies. It featured a mansion with more than 100 rooms, a guest house and a marble swimming pool. After Davies sold the property in 1947, it was converted into OceanHouse, a luxury hotel and the Sand & Sea Club. In 1956 the main mansion was demolished, and in 1959 the property sold to the State of California. The 1994 Northridge Earthquake severely damaged all structures on site. The City of Santa Monica set forth a plan to re-envision the facility as an important community resource. The project sat on hold due to funding until the Annenberg Foundation, at the recommendation of Wallis Annenberg, awarded a \$27.5 million grant to preserve the site for public use. Rehabilitation efforts revitalized the historic Marion Davies Guest House and pool, and new construction created recreation and event spaces. In total there are 4 buildings with parking lots to the north, south and east.

Sustainable Features:

- Project team remediated a brownfield site
- 106 bicycle racks and 14 preferred parking spaces for alternative fuel vehicles
- Water efficiency and conservation: large retention basins reduce 90% dry and stormwater runoff; drip irrigation reduces water needs by 50%; native and drought tolerant plants; low-flow shower heads; waterless urinals and dual-flush toilets
- Solar thermal system to provide domestic hot water and pool heating
- Cool roof (reflective roof) to reduce air conditioning needs, and to reduce urban heat island effect
- Full cutoff lamps to prevent light pollution
- Green power purchased from local utility to reduce greenhouse gas emissions
- High performance windows with solar reflective glazing
- Smart Building automation to improve energy efficiency and user comfort
- Low-VOC (Volatile Organic Compounds) paints and coatings to improve indoor air quality by preventing paint offgassing
- High diversion rate (recycling rate) for construction waste; post-consumer content recycled building materials; recycled decking and siding
- Ozone-friendly (CFC-free) refrigerants
- Insulation made from recycled denim
- Carbon dioxide monitors to improve fresh air ventilation



The Annenberg Community Beach House at Santa Monica State Beach was made possible by a generous gift from the Annenberg Foundation, at the recommendation of Wallis Annenberg, and in partnership with the City of Santa Monica and California State Parks. Additional funding was provided by the US Department of Housing & Urban Development and the federal Preserve America program. Case Study revised May 2009 / For more information visit smgreen.org and beachhouse.smgov.net