



Santa Monica Pier

Architectural Conditions Assessment

submitted by
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Contents

1

Railings

2

Benches

3

Table

4

Trash Receptacle

5

Decking

6

Lighting

7

Features

Appendix A

Pier Sector Graphic

Appendix B

Quantitative Assessment Chart

Appendix C

Santa Monica Pier Assessment-Existing Site Features

Assessment and Methodology

The Santa Monica Pier has been an iconic element of the city since the early 1900's. It was and still is today a space where tourists and locals congregate to enjoy sunsets, entertainment, and activities featured on the pier.

Despite the step grade, narrow sidewalks and high curb, thousands of people visit the Pier, by either walking, bicycling or driving on the Pier Bridge. They are welcomed by iconic signage that displays the Santa Monica name and logo and by informational Kiosks explaining elements on the pier to enjoy; such as the historic carousel, fishing piers, entertaining performers and Pacific Park.

The idea of the pier and the history that surrounds it sets a whimsical background for those who visit it. However, over many years of harsh coastal weather, unforeseen vandalism problems, a mish mash of replacement furniture, and a lost sense of style standards, the elements on the pier no longer present a cohesive atmosphere that tie all of the pier's characteristic icons together.

Pier Assessment and Methodology

Development on the Pier has been guided by Santa Monica Pier Design Guidelines, adopted in 1987. These Guidelines address many features found on the Pier, but give only general guidance. WRT referred to these Guidelines during its assessment of current conditions, and noted where future recommendations about specific features would be warranted. It is WRT's intent in the Architectural Conditions Assessment Report to assess the public amenities for their functionality, appearance, durability, comfort, sustainability and maintenance condition. Information and observations about these amenities will be the basis for more detailed recommendations to be formulated in coordination with the City and with input from the Santa Monica Pier Restoration Corporation and the public. The issues raised in this Report and the results of community input, will be further expanded upon and incorporated into the Sustainability Plan, the Maintenance Plan, the Lighting Plan and the Urban Design Plan.

This section looks not only at urban furnishings, but opportunities to improve specific areas of the Pier to enhance the public's enjoyment of this nationally recognized community, environmental and cultural resource.

This assessment report provides the team's analysis of the various site elements as they appeared during these site visits.

The following elements were addressed:

1. Railings
2. Benches
3. Picnic Tables
4. Trash Receptacles
5. Curbs
6. Decking
7. Lighting Fixtures
8. Special Features

The letter designations in the text refer to the Pier Sector Graphic.

Railings

The entire pedestrian area of the Pier is surrounded by a barrier rail with a minimum height of 42 inches. The predominant railing type is a painted blue metal post and railing. There is a section of this railing that is similar but with a wooden top rail. At the west end of the Pier there is also a painted wood and metal railing that separates the upper and lower decks and forms the stair railing. These varied railings do not create a cohesive design for the Pier. The 1987 Pier Design Guidelines recommends that the railings should be compatible with overall building design and are corrosion, graffiti and vandal resistant. No specific type of rail is prescribed.

Rail Type 1: Blue Metal Rail

Location: Primary railing, used on pier perimeter

Sector Graphic: (A, B, D, E, F, G)

Number: Approximately 4,500 Linear Feet

Quality assessment:

Materials: The railing is constructed of 3 (sometimes 4) horizontal 2" diameter steel pipe rails, with 2" diameter steel tube posts and fittings. All metal tubing is painted blue and appears to have been painted multiple times. Stainless steel cables have been added in the horizontal direction, centered between metal rails to create the 4" minimum clearance required by code. However, code has been updated and vertical barriers at minimum 4" O.C. have not been added. Joints vary in different sections of the railing; some are welded, while others are assembled with metal tees.

Maintenance: Paint has been chipped and repainted multiple times. Rust appears where paint is missing, most typically in areas of concentrated fishing activity. Metal rails require constant repainting to prevent rust, as rust can form wherever metal is exposed.*

Functionality/Placement: The railing provides a safety barrier at the edge of the pier. However, the railing no longer meets current safety requirements as there are more than 4" square openings in the rail.

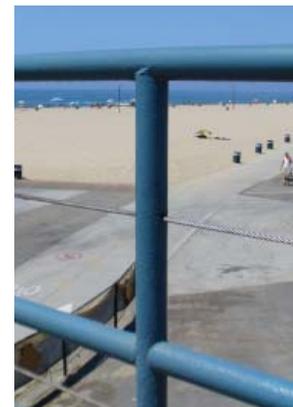
Durability: Painted metal is a durable option for railing if rust is prevented.

Sustainability: There is no evidence that this railing uses low VOC paint or a renewable material. Recycled content material should be considered for this application in the event of replacement.

Comfort: While the rail provides a fairly transparent barrier to the ocean, the steel rail is not very comfortable to lean against.



Rail Type 1: Socket



Rail Type: Steel cables

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Rail Type 2: Blue Metal with Wooden Top Rail

Location: Southeast corner of pier

Sector Graphic: (G)

Number: approximately 1,200 Linear Feet

Quality assessment:

Materials: The railing is similar to Type 1 with the addition of a 2x8 wooden top rail. The railing is made of 3 (sometimes 4) 2" diameter horizontal metal tubes, with 2" diameter tubular metal posts. The top rail is a stained and coated wooden 2x8 plank, heavily worn, and supported by a bracket underneath. All metal tubing is painted blue and appears to have been painted multiple times. Stainless steel cables run horizontally only, centered between metal tubes to reduce the opening size to 4" in one direction. Joints vary in different sections of railing; some are welded while others are assembled with tees and sockets.

Maintenance: In general, the paint covers the metal railing consistently. Paint is worn and chipped in limited areas of high use especially along ramps, with rust observed where metal has been exposed. Metal tubing must be painted to prevent rust as wear requires. Wood is teak and requires pressure washing and re oiling annually in the spring. *

Functionality/Placement: The railing provides a safety barrier at the edge of the ramp and at the deck above the volleyball court. The railing does not meet current safety requirements as there are more than 4" square openings between members.

Durability: Metal and wood are solid, durable, and appropriate materials for this railing if the metal remains painted to prevent rust and the wood is regularly refinished.

Sustainability: There is no evidence that this railing uses low VOC paint or a renewable material. Recycled content material should be considered for this application as well as a recycled composite in the event of replacement.

Comfort: The rail is more comfortable to lean against because of the wide, wooden top rail.



Rail Type 2: Wooden Railing

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Rail Type 3: White Rail with Green Top Rail

Location: West end of pier, on deck and staircases

Sector Graphic: (E)

Number: approximately 400 Linear Feet

Quality assessment:

Materials: This metal rail is quite different than the other two rails and occurs only in a limited area at the Observation Deck at the west end of pier. The rail is made of 2" diameter painted steel posts and bottom rail, with a painted green wooden top rail. Horizontal stainless steel cables and turnbuckles have been added in the horizontal direction to limit size of openings.

Maintenance: In general, the paint covers the metal railing consistently. The paint is worn and chipped in limited areas of high use but rust was not observed. The painted wood top rail is worn and raw wood is exposed in some areas.

Functionality/Placement: The railing does not meet current safety requirements as there are more than 4" openings between members.

Durability: Metal and wood are solid, durable, and appropriate materials for this railing if the metal remains painted to prevent rust and the wood is regularly refinished.

Sustainability: There is no evidence that this railing uses low VOC paint or any renewable materials. Recycled composite should be considered for wood substitute as well as recycled content metal.

Comfort: The rail is more comfortable to lean against because of the wide, wooden top rail.



Rail Type 3: Green Top Rail

General Observations about Railings: It was observed and confirmed by maintenance that these railings are not holding up to the standards of the pier and require too much maintenance.* There are missing pieces, rust and failing sections that need constant upkeep and are unappealing to pier users. A material/railing that does not rust and requires no painting will be considered and researched further by WRT.

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Benches

There are currently three different styles of benches on the Pier. The blue Seat/white base benches are custom made and most predominant bench on the Pier. The other benches are prefabricated and appear to have been added at different dates than the original. The 1987 Pier Design Guidelines recommends that the benches should be compatible with overall building design and are corrosion, graffiti and vandal resistant. No particular type of bench is prescribed.

Bench Type 1: Blue Seat with White Logo Base

Location: Along promenade

Sector Graphic: (A, B, D)

Number: 29

Quality assessment:

Materials: This bench is the “standard” Santa Monica park bench found throughout the City. The base and supports for this bench are white painted pre-cast concrete with the words “Santa Monica” stamped into the base. Seat and seatbacks are 2x4 wood slats which are been painted blue. Benches are approximately 7 feet long and accommodate 4 people. There appears to be two slightly different bench types, assumed to be of different eras.

Maintenance: Concrete supports require painting to maintain a clean finish, wood slats require regular painting and sanding or replacement if damaged.

Functionality/Placement: Benches are located in such a way that adjacent railings block ocean view when seated. All benches face the ocean. An option should be considered that allows benches to be oriented in other directions to take advantage of sun and people watching. These benches do not have any arm rests which makes them targets for bench sleepers.

Durability: The base is heavy, not easily moved, and very durable. The wood components may be easily defaced.

Sustainability: Recycled content material should be considered in the event of replacement.

Comfort: This bench has a straight, tall back making it more comfortable for taller users. The seat and seatback surfaces are made of wood which is more comfortable than the metal benches on the pier. However, this bench could have been more comfortable if it had more lumbar support and curve on the seating surface. The wood surface dries quickly in the marine environment.



Bench Type 1

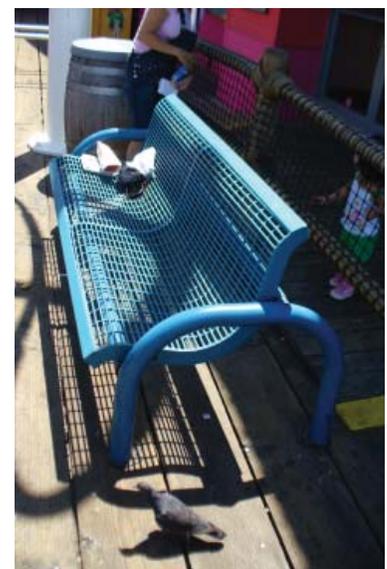
Bench Type 2: Blue Metal Hatch

Location: West side of entrance to Pacific Park Sector Graphic: (C)

Number: 1

Quality assessment:

Materials: This bench is a modern design and approximately 6 feet long and seats 3 adults. It is fabricated of blue painted or powder coated open grid metal, with one piece seat and back. Metal tubes on sides act as legs and armrests. It is bolted to the deck.



Bench Type 2

Bench Type 2: Blue Metal Hatch Continued.

Maintenance: Routine repainting is required to prevent rust; removal from site is required if powder coating needs to be reapplied, per manufacturer’s directions. The open metal seat prevents water from ponding on the surface.

Functionality/Placement: This bench is less likely to attract bench sleepers as it is shorter and has arm rests. This bench was observed to be very well used at all times, with high demand for seating in this area.

Durability: Rust was observed at base and near welds where the metal has been exposed.

Sustainability: Consider recycled content and sustainable materials in the event of replacement.

Comfort: Curved seat and seatback provides lumbar support, however the grid open metal pattern is uncomfortable to sit on, especially in shorts. The curved shape of the seat and seatback is not conducive to sitting at any angle other than straight-ahead.

Bench Type 3: Victorian Bench

Location: West end of pier; Sector Graphic: (E)

Number: 2

Quality assessment:

Materials: Victorian style six foot bench that seats four adults. Bench is made of 3 ornate cast iron supports/arm rests with a composite slat board. Bench is bolted to wood deck.

Maintenance: The benches are inside the Observation Deck and are in excellent shape. Composite boards are easily replaced if they were to become damaged.

Functionality/Placement: This bench design captures the “Victorian” character of the carousel, but does not blend well with the more rustic pier aesthetics at the western end. No other benches or site furnishings found on the Pier match this style. The bench appears lighter and less solid than the exterior benches.

Durability: Composite boards may be subject to scratching and carving. The lightweight construction of this bench appears to be much less durable than other site furnishings.

Sustainability: Composite slats could have been made of recycled content but are not identified as such.

Comfort: Shape, materials, and armrests make this the most comfortable bench on the pier.

General Observations about Benches: It was found that not only was seating insufficient on the pier but those which were provided did not meet aesthetic, functionality or comfort expectations. Maintenance expressed a need for at least a dozen more.* In the Urban Design Plan, WRT, in consultation with the City and SMPRC, will identify additional locations for public seating and will give guidance about how seating should be arranged.



Bench Type 3

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Tables

The Pier currently has one main outdoor eating area adjacent to the main food vendors and Pacific Park. There are two styles of tables and they are intermingled on either side of the amusement park entrance walkway.

Table Type 1: 4-foot Square Orange Powder Coated Table (seats 8)

Location: Entrance to the Pacific Park

Sector Graphic: (C)

Number: 10

Note: Privately owned

Quality assessment:

Materials: Prefabricated outdoor picnic table, with top and seats made of vinyl coated metal mesh. The seats are attached to table top with painted tubular metal legs. An umbrella opening is provided, but none of the tables have umbrellas.

Maintenance: The vinyl coating on the tables allows the table to be easily wiped or hosed off for cleaning. However, it looked as if daily maintenance had not been performed; many tables were coated with a layer of dust and/or dirt.

Functionality/Placement: The vinyl coating deflects sunlight, keeping this table cooler when placed in the direct sunlight. All of the outdoor tables are located at the entrance to the amusement park. Although this arrangement is convenient for patrons who purchase food at adjacent stands, there are no quiet places to sit at a table. Handicap accessible tables should be made available; tables provided have permanent benches on all four sides, leaving no roll up access for persons in wheelchairs. A table with one open side or alternative table design with easy accessibility is strongly suggested.

Durability: The tables all seemed to be withstanding the ocean/salty conditions. There was no observed rust and the tables appeared to be fairly new.

Sustainability: There are no apparent sustainable aspects to these furnishings. In the event of replacement, low VOC paint, recycled content, and local materials should be utilized wherever possible.

Comfort: This is a relatively comfortable outdoor cafeteria table. The seats are wide enough to comfortably seat two adults on each bench. The edges are rounded and have a plastic coating which provides a level of safety and comfort. They generally experience rapid customer turnover.



Table Type 1

Table Type 2: Round Metal Table

Location: Entrance to Pacific Park

Sector Graphic: (C)

Number: 9

Note: Privately owned

Quality assessment:

Materials: Three-foot diameter metal table with three attached bench seats. Tables seat six adults very tightly and are more appropriate for three persons. They are colorful, with bright pink and yellow seats with white tables. Fabric umbrellas are provided at each table.

Maintenance: The metal finish is chipped and limited rust was observed.

Functionality/Placement: These tables are heavily utilized because they serve all the food vendors at the Pacific Park entrance. It would be desirable to have more tables in this area, and designate another area on the pier where people could eat as well.

Durability: The round metal tables have some rust.

Sustainability: There are no apparent sustainable aspects to this piece of furniture. In the event of replacement, low VOC paint, recycled content, and local materials should be used where possible.

Comfort: The seat and table top are made of painted metal. The leg room under this table is small to accommodate a group of adult users.



Table Type 2

General Observations about Tables: The existing tables provide insufficient seating and lack basic ADA standards. Table 1 is maintenance friendly and easy to clean, however table 2 has significant imperfections mainly rust, due to inappropriate material choices. Any additional tables to be maintained by Pier Maintenance would have to be easy to clean, ADA accessible, adaptable for different types of users, and aesthetically cohesive throughout the pier. New tables could possibly be an opportunity to get private owners to update their tables. Setting a standard for furniture should be enforced.

Trash Receptacles

Trash receptacles are a necessary and important site furnishing. They should be viewed as another opportunity to strengthen the design concept and cohesion. More recycling receptacles should be provided throughout the pier to encourage recycling. The 1987 Pier Design Guidelines recommends that the trash receptacles are compatible with overall building design and are corrosion, graffiti and vandal resistant. No particular type of receptacle is prescribed. The Design Guidelines do require that dumpsters for the various concessions are screened.

Receptacle Type 1: “Barrel” Receptacle

Location: Around Pacific Park

Sector Graphic: (C, F)

Number: 4

Note: Privately owned

Quality assessment:

Materials: Barrel with wood staves wrapped with metal bands and a plastic funnel lid. Wood is unfinished. Receptacles look old.

Maintenance: The wood is unfinished and would require sealant to increase longevity. The plastic funnel lid (white) shows dirt easily.

Functionality/Placement: The plastic funnel lid helps to keep trash in the barrel and hidden from view; however, it is not very aesthetically pleasing. Visually, this receptacle does not match any other site furnishings found on the pier.

Durability: The metal straps around the outside of the barrel have small amounts of rust, and the screws holding these straps are rusted.

Sustainability: No sustainable elements are obvious in this furniture. Use of renewable wood could be implemented in the event of replacement.

Receptacle Type 2: Concrete Cylinder with Santa Monica Logo

Location: Present in all zones on the pier.

Sector Graphic: (A-G)

Number: 45, most predominant trash receptacle on the pier

Quality assessment:

Materials: Custom pre-cast light colored concrete cylinder with metal collar around center hole, as well as bronze City of Santa Monica Logo. These pre-cast receptacles are new.

Maintenance: Requires little maintenance, weight makes it difficult to move or take, which is why Maintenance expressed their preference for this receptacle.* There is no rust and weathering, but on-going cleaning is necessary.

Functionality/Placement: The pre-cast concrete is a good choice for marine environments since they contain no metal and painting is not necessary.



Trash Receptacle 1: Barrel



Trash Receptacle 2: Santa Monica logo

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Receptacle Type 2: Concrete Cylinder with Santa Monica Logo Continued.

Durability: The receptacle appears to be very durable concrete construction, with few signs of wear or need of for replacement.

Sustainability: No sustainable factors appear to be considered for development of this product in regard to materials. However, the long life span of the receptacle reduces need for replacement and thus reduces waste.

Receptacle Type 3: Blue Metal Trash Receptacle

Location: West end of pier (E), South edge

Sector Graphic: (F, G)

Number: 21, second most predominant trash receptacle on pier.

Quality assessment:

Materials: Fabricated blue powder coated painted metal with vertical slats and horizontal bands. A metal liner holds the trash.

Maintenance: The receptacle is very rusted, faded and appears dirty.

Functionality/Placement: This trash receptacle has no lid, exposing trash to seagulls and wind.

Durability: Rust is forming where the paint has failed. Metal looks unsubstantial for the use and marine environment.

Sustainability: No sustainable elements are associated with this product. A recycled metal alternative should be considered in the event of replacing such furnishings.



Trash Receptacle 3: Blue Metal

Receptacle Type 4: Blue Metal Recycling Receptacle

Location: West end of pier; Sector Graphic: (E),

South edge (G)

Number: 4

Quality assessment:

Materials: Fabricated blue powder coated painted metal with vertical slats and horizontal bands with a standard tapered formed lid, similar in style to trash can. A liner holds the recycled material. A blue and white “recycle” sign designates this bin for recycling.

Maintenance: The container was worn and not clean. Regular repainting is required.

Functionality/Placement: Site recycle bins do not separate any recyclable materials and are not clearly labeled as to which recyclables they accept. The Pier should include more recycling stations and they should be placed along side trash receptacles. Containers that accommodate multiple recyclable materials should also be implemented. Recycled materials include, but are not limited to, newspaper, plastics, glass, food, compost, etc.

Durability: Rust is forming where the paint has failed, but with routine repainting this is a durable option.

Sustainability: No sustainable elements are associated with this product. A recycled metal alternative should be considered in the event of a replacement.



Trash Receptacle 3: Blue Metal Recycling

Receptacle Type 5: Recycled Content Receptacle

Location: In enclosed observation deck (E)

Number: 1

Quality assessment:

Materials: Made of 100% recycled content plastic boards that match the adjacent bench with cast iron details.

Maintenance: The receptacle is inside the enclosed observation deck and is in excellent shape. Composite boards can easily be replaced if they were to become damaged.

Functionality/Placement: This receptacle design captures the “Victorian” character of the carousel, but does not blend well with the more rustic pier aesthetics at the western end. The receptacle appears lighter and less solid than the exterior receptacles.

Durability: Composite boards may be subject to scratching and carving. The lightweight construction of this receptacle appears to be much less durable than other site furnishings located outside.

Sustainability: Receptacle is made of 100% recycled content plastic boards.



Trash Receptacle 5: Recycled Content Receptacle

General Observations of Trash Receptacles: The most functional receptacle was the Santa Monica custom concrete designed bin. The rest are made of corrosive materials that don't match, are hard to maintain and are easily vandalized or stolen. WRT will look into receptacles similar to the Santa Monica concrete variety and suggest additional opportunities for placement. Additional recyclable bins are also suggested that match the current receptacles. Providing adequate and appropriate receptacles will help to keep the pier clean.

Curbs

The curbs found on The Pier are made of heavy timbers which have been bolted to the decking. These timbers serve to guide traffic and define the fire lane. Curbs are not defined in the 1987 Design Guidelines but the Guidelines do require timber wheel stops.

Curb Type 1: 6x6 Wood Timber Curb – Painted Yellow

Location: Central Walkway; Sector Graphic: (A, B); South Parking area (G) and used for wheel stops in parking area.

Number: approximate 200 Linear Feet

Quality assessment:

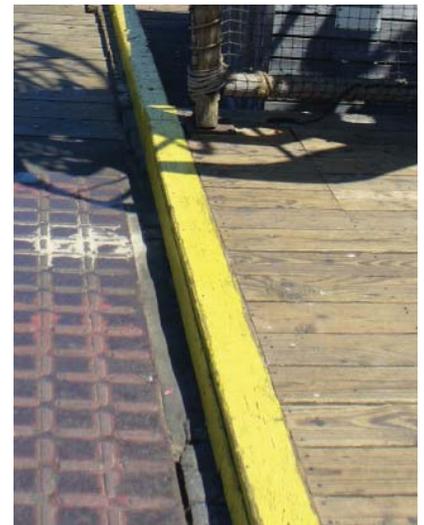
Materials: Painted wood timber.

Maintenance: Repainting required on a regular basis.

Functionality/Placement: This curb defines the maintenance/fire lane. This curb offers no aesthetic benefit to the pier experience and could pose a tripping hazard.

Durability: The timber appears durable enough to satisfy function though edges of wood are becoming worn and repainting is necessary to maintain color.

Sustainability: Any wood used should comply with sustainable forestry practices. Alternative renewable materials should be considered, such as a high recycled content composite.



Curb Type 1: Yellow

Curb Type 2: 8x10 Wood Timber Curb – Painted Red

Location: Central Walkway; Sector Graphic: (A, B)

Number: approximate 200 Linear Feet

Quality assessment:

Comfort: N/A

Materials: Painted Wood timber.

Maintenance: Repainting required on a regular basis

Functionality/Placement: Curb required for traffic management and directs vehicular traffic into parking lot. These curbs offer no aesthetic interest to pier experience and pose a tripping hazard for pedestrians.

Durability: The timber appears durable enough to satisfy function though edges of wood are becoming worn and repainting is necessary in places.

Sustainability: Any wood used should comply with sustainable forestry practices. Otherwise alternative renewable materials should be considered, such as a high recycled content composite.



Curb Type 2: Red

General Observations about Curbs: It was concluded that the curbs' biggest weakness was its upkeep of repainting and replacement.* They function properly, however WRT will look into opportunities to cut down on maintenance on this element of the pier.**

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Decking

The pier's top decking material is made up primarily of 2x12 pieces of lumber. In most places the decking runs perpendicular to the edge of the pier, however, there are areas where the planks are mounted diagonally at a 45 degree angle to the sides of the pier. The 1987 Design Guidelines require exposed wood decking for all pier walkways, access and service drives and parking areas.

Decking Type 1: Pedestrian Areas

Location: All wood areas for pedestrian use; Sector Graphic: (A-G)

Area: approximately 180,000 Square Feet

Quality assessment:

Materials: Exposed 12" wide pressure-treated wooden decking planks, unfinished.

Maintenance: The wood planks were generally in good condition. There were no significant gaps identified, and it appears that where gaps had occurred, they had been corrected. Wood decking requires routine washing, sealing (except for pressure treated wood), and replacement as necessary due to wear and exposure.

Functionality/Placement: When well cared for wood decking makes for an enjoyable and marine oriented walking surface.

Durability: The decking shows limited wear in the pedestrian areas. Challenges for wood decking include the variability of wood products, twisting, warping, splitting, etc. Also, wear of deck can leave hazardous exposed nails. Deck boards should be replaced when nails are exposed.

Sustainability: Any wood used should comply with sustainable forestry practices. Otherwise alternative renewable materials should be considered, such as a high recycled content composite.

Comfort: The wood decking is comfortable to walk on provided it has been adequately maintained.



Decking Type 1: Pedestrian

Decking Type 2: Asphalt covered decking

Location: Central Walkway; Sector Graphic: (B)

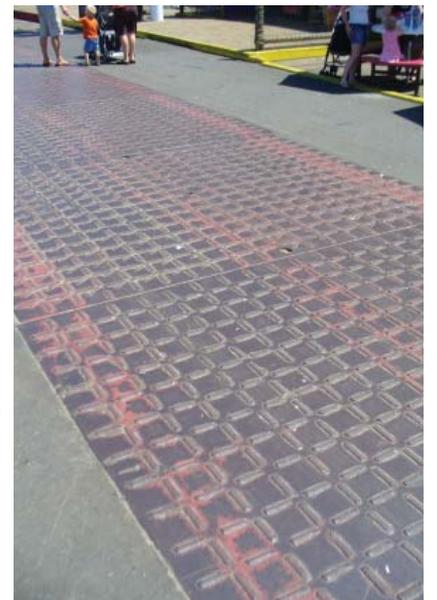
Area: approximately 5,400 Square Feet

Quality assessment:

Materials: Asphalt coated wood deck with corrugated metal panels

Maintenance: Occasional cleaning is required, along with routine repainting of the stripes.

Functionality/Placement: The metal sheets appear to cover a mechanical chase. An alternative to this design is desired as this option is inconsistent with the requirement of the Design Guidelines.



Decking Type 2: Asphalt

Decking Type 2: Asphalt covered decking continued.

Durability: The asphalt was cracking and showing signs of wear.

Sustainability: Materials more sustainable than asphalt and steel should be used where available.

Comfort: The asphalt rises above the level of the wooden deck and creates an uneven surface. The corrugated metal sheets are uncomfortable to walk on due to their uneven surface. Pedestrians did not appear to prefer to walk on this surface unless necessary.

Note: Asphalt covered decking and corrugated metal panels are scheduled to be removed and replaced with wood decking.*

Decking Type 3: Parking lot and vehicular traveled decking

Location: Parking Deck; Sector Graphic: (G)

Area: approximately 83,000 Square Feet

Quality assessment:

Materials: Pressure treated wooden decking planks, 12" wide, painted with parking lot striping.

Maintenance: These areas appear to have been replaced at different times. Decking should be replaced where cracks and gaps pose a hazard. Re-striping should also occur on a regular basis to ensure a cohesive flow within the lot.

Functionality/Placement: The parking deck planks appear uneven and worn when compared to "pedestrian only" areas. The boards are spaced further apart and in many cases greatly exceed 1/4" between floor boards.

Durability: The vehicular decking is significantly more worn than pedestrian decking due to heavy and constant use. Raised knots and nails were observed. Typical challenges of wood decking include dealing with variability of wood products, twisting, warping, splitting, etc. .

Sustainability: Any wood used should comply with sustainable forestry practices. Otherwise alternative renewable materials should be considered, such as a high recycled content composite.

Comfort: The uneven surface is bumpy while driving in a car.



Decking Type 3: Parking Lot

General Observations about Decking: We have identified that there are/were significant gaps in the decking. Large areas of repair have been corrected by maintenance by replacing said areas with "patches" of decking. However, overall decking was in good shape on the main walk. And it was noted that there are plans to replace decking with 3" thick boards, instead the 2" boards that are currently used. ** Therefore, gaps and general repairs will be reduced. Sealing of decking is not necessary due to the fact that the boards are pressure washed.*** The painted parking lines wear and flake and need to be repainted several times each year. WRT will make recommendations to be included in the Maintenance Plan about alternative approaches to striping parking lots with more durable materials

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007
** Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007
*** Todd: Gemni Forest Products

Lighting

There are five different lighting fixtures existing on the Pier. They are of assorted designs and styles and various heights. Lighting is predominant on the perimeter of the pier, and less prevalent in the parking lot or central areas. The majority of the lighting fixtures appear to be of different vintages and some are in questionable or non-working condition. (Observed at nighttime, about 20% of the lights were not lit). The Pier lacks a coherent theme in lighting and a consistency in fixtures. The Design Guidelines dictate that there is a minimum of 4 footcandles and a maximum of 8 footcandles in lighting levels. Style and fixture type is not prescribed but recommends that the fixtures are compatible with overall building design and are corrosion, graffiti and vandal resistant.

Lighting Type 1: Cobra Head Light Fixture

Location: First 100 feet of Central Walkway

Sector Graphic: (A)

Number: 12

Quality assessment:

Materials: Standard cobra head fixture made of metal with glass lamp cover on a painted white metal pole, 18 feet high.

Maintenance: Routine replacement is required for expired bulbs. Painted white metal poles need annual painting and occasional cleaning, and maintenance has confirmed that painting the tall lights is not a problem with the use of a crane.* According to Bill Bollinger, the Pier Maintenance supervisor, there was a previous desire to replace the 26" Cobra Head" lights with the other ornamental lights along the rest of the deck.

Functionality/Placement: Tall overhead lighting serves to illuminate the main path; however they provide no pedestrian ambience on the pier at night. Lights of this style are generally associated with vehicular traffic and parking. This lighting arrangement is not appealing for a pedestrian oriented walking space.

Durability: Many of the Cobra head light poles are severely rusted and the bases are weakened by the corrosive environment.

Sustainability: Fixture should use an efficient, low wattage lamp where possible. Also poles should be made of renewable, high recycled content materials.



Lighting Type 1: Cobra Head

* Bill Bollinger: Pier Maintenance Supervisor. Per email dated 11.28.2007

Lighting Type 2: Grey Arched Light Fixture

Location: Succeeds the cobra head fixture down the second half of the pier, wraps around the observation deck, and continues down the east side of the deck. Sector Graphic: (A, B, D, E, F)
Number: 40

Quality assessment:

Materials: Ornate metal light pole, 15 feet, is painted grey with a tear drop shaped glass lamp cover, in a "historic" style. Hanging banner or pot hooks are provided, however there were no banners or flower pots observed.

Maintenance: The fixtures appear relatively new and in good condition. They require routine replacement for expired bulbs. Grey poles may need occasional cleaning and repainting.

Functionality/Placement: The poles are spaced at approximately 40 feet on center. Light levels felt safe and comfortable for the pedestrian, when operating. The shorter fixture has a more human scale and seems to fit in with the character of the Pier better. This pole is more ornate than the other fixtures on the Pier, with curvilinear appendages and unique globes. The dark color hides dirt and blemishes better than the white poles.

Durability: These light poles are durable and showed few signs of rust. Provided adequate attention is given to regular painting these poles should remain durable.

Sustainability: The fixture should use an efficient, low wattage lamp where possible. Also poles should be made of renewable, high recycled content materials.

Lighting Type 3: Wooden Light Fixture

Location: Observation/fishing decks. Located around the observation deck and the lower fishing decks; Sector Graphic: (E)

Number: 7

Quality assessment:

Materials: 8x8 wooden pole, 15 foot tall, with wood cross arms supporting two metal light fixtures. Fixtures appear to be sodium vapor (orange glow) at night.

Maintenance: The wood is weathered and pressure treated. Maintenance is necessary to prevent the wood from becoming weathered looking.

Functionality/Placement: The design of this fixture has horizontal arms which provide bird roosts. Bird repellent measures ("bird spikes") appear to be an after market addition. The fixture is a box "spotlight" style that provides little aesthetic character.

Durability: The wooden pole is very weathered looking. It also has a shorter lifespan than its metal counterparts and more susceptible to vandalism; concrete or fiberglass may be more desirable for durability.

Sustainability: The fixture should use an efficient, low wattage lamp wherever possible. Also poles should be made of renewable and high recycled content materials.



Lighting Type 2: Arched Fixture



Lighting Type 3: Wooden Fixture

Lighting Type 4: Box Light Fixture

Location: Illuminates the perimeter of the southern parking deck; Sector Graphic: (G)

Number: 7

Quality assessment:

Materials: 8x8 painted wooden pole (teal green), 20-25 feet tall with a dual, box light fixtures mounted at top. An additional light fixture is provided shining onto beach. Conduit runs outside the pole with exposed junction boxes. Bird spikes are provided to prevent roosting.

Maintenance: The wooden pole is in need of new paint, as it is noticeably peeling. Because it is wood, regular maintenance and upkeep will require the light to function at its best.

Functionality/Placement: The lights illuminate the perimeter of the parking lot, but there is a lack of lighting in the middle of the deck.

Durability: The wood is worn and requires regular painting to maintain finish.

Sustainability: The fixture should use an efficient, low wattage lamp where possible. Also poles should be made of renewable and high recycled content materials.



Lighting Type 4:
Box Light Fixture

Lighting Type 5: Bell Shaped Light Fixture

Location: Eastern edge of pier near Carousel; Sector Graphic: (G)

Number: 8

Quality assessment:

Materials: Gray/green painted round metal pole with 2 bell-shaped fixtures on arched posts mounted at top of pole. Poles are approximately 15 feet high.

Maintenance: The painted poles are well worn and scratched. The inside of fixture is very rusted.

Functionality/Placement: When observed at night, these lights provided a comfortable level of light for pedestrians. There did not appear to be “hot” bright areas or deep dark areas in this area by the carousel. The light poles are appropriately scaled to function in a human scale/promenade experience. However, these lighting fixtures are not consistent in style with any other fixture on Pier. They are located in only one corner of the deck instead of being integrated into the rest of the design.

Durability: The metal seems to be very durable for this situation if painted surface is maintained to prevent rust.

Sustainability: The fixture should use an efficient, low wattage lamp where possible. Also poles should be made of renewable and high recycled content materials.



Lighting Type 5:
Bell Fixture

General Observations of Lighting: Some of the lighting featured on the pier have the festive character the pier desires, where others are more utilitarian in nature. Because of the many different lighting styles, no overall lighting feature contributes substantially to the pier’s character. The Type 2 Arched Fixture is the most in keeping with the desired historical compatibility and pier character but its limited use does not promote a consistent image. Currently the varied fixtures create a variety of maintenance concerns, including corrosion in the ocean environment, bird perches, and the need for repainting. WRT has noted that a comprehensive and cohesive lighting fixture will substantially contribute to the urban design character of the pier as well as create uniform maintenance requirements and uniform light levels.

Features

While these items were not identified in the scope of the Urban Design assessment and therefore not investigated to the same level as the previous items, they were observed as critical to the pier's character and environment. These items are included here to further address the additional features that make up the urban context.

Feature Type 1: Telescopes

Location: Along the northern edge of the Central Walkway;
Sector Graphic: (B, D)

Number: 11

Quality assessment:

Materials: Grey painted prefabricated metal pedestals mounted to pier decking, with a step for child's use.

Maintenance: Moderate rust was observed. Routine cleaning and occasional repainting is required for upkeep.

Functionality/Placement: We noticed many of the telescopes were in use every time we visited the pier. Telescopes look out towards the beach, water, City of Santa Monica, and Santa Monica Mountains in the distance.

Durability: The telescopes appear to be high grade and appropriate for this application.

Sustainability: No particular sustainable elements apparent in this feature.



Feature 1: Telescope

Feature Type 2: Designated Smoking Areas

Location: Four locations throughout the pier, two on the observation deck, one on the western edge and southern edge of amusement park adjacent to railing.
Sector Graphic: (D, E, F, G)

Number: 8

Quality assessment:

Comfort: The platforms allow for a designated place to smoke. Smoking is prohibited on other parts of the pier.

Materials: The grey painted plywood sheet with smoking urn sits directly on pier decking.

Maintenance: The platform requires regular painting and clean up of garbage around smoking area.

Functionality/Placement: Smoking will be banned from beach in the future which would eliminate the need for this element.

Durability: Smoking stations appear to address a designated need but are not integrally designed as part of the pier. They appear to be a temporary solution.

Sustainability: No sustainable elements in existing feature.



Feature 2: Smoking Areas

General Observations of Smoking Areas: Recommendations for more compatible smoking receptacles and smoking areas will be identified in the Urban Design Recommendations.

Feature Type 3: Fishing Utilities

Location: Lower level fishing decks at east end of pier

Sector Graphic: (E, D)

Number: 3 Sinks

Quality assessment:

The Design Guidelines identifies that cutting boards, cleaning sinks and railings shall be consistent and compatible with the rest of the pier. It also suggests that “new construction at fishing pier shall also evoke whimsy and fantasy.” There is no whimsy or fantasy in these utilitarian services.

Materials: Wooden 12x24 fish cutting boards are located at various random intervals along the metal rail. The wood is untreated and heavily carved. Three free-standing pre-fabricated stainless steel sinks with fish cleaning stations.

Maintenance: The wooden cutting boards are easy to detach and replace when necessary. The metal sink design is simple and easily cleaned using a hose.

Functionality/Placement: Sinks and water source are easily accessible at all lower fishing decks. Currently sinks are provided as well as wooden cutting boards attached to existing railings. There are also movable aluminum garbage bins for use by fishermen.

Durability: Perhaps more permanent trash receptacles could be designed for use by fishermen specifically. Stainless steel sinks seem to be very high quality and used heavily. Amenities need to be durable due to heavy use of the pier by fishermen.

Sustainability: No sustainable elements noted in existing features.

Feature Type 4: Planters (belong to restaurant-private property)

Location: Near entrance to Pacific Park (C) and near restaurant at end of pier (E); Sector Graphic:

Number: 4

Quality assessment:

Design Guidelines: The Design Guidelines include a statement that landscape features shall be minimized and not compete with the architecture. Species shall be compatible with the beach environment.

Materials: One wood and three plastic pots

Maintenance: Maintained adequately by concession.

Functionality/Placement: Planters can be a very pleasing site amenity; however this has not been executed successfully due to a lack of coherency.

Durability: Wood or heavy plastic planters are appropriate and durable materials for this application. Existing planters were not in need of replacement or refurbishing.

Sustainability: Wood, especially harvested using responsible forestry techniques, is a preferred alternative over plastic unless it is a recycled plastic product.



Feature 3: Fishing Utilities



Feature 4: Planters

Feature Type 5: Bike Racks

Location: Four locations with three different styles of bike racks:

A row of two standard metal racks on the west side of Pacific Park, one metal “low profile” rack next to the restaurant at end of pier, one “wave” rack just east of the Carousel, and one “wave” rack at beginning of the pedestrian walk; Sector Graphic: (D, E, F, G)

Number: 5 racks total

Quality assessment:

Materials: Metal, Blue Paint

Maintenance: Some rust on bike racks where not painted.

Functionality/Placement: The bike rack at the entrance of the pedestrian walk has room for eight bikes and was full upon one observation; consideration should be given to adding more parking spaces at this location. The rack at the west end of the Pier has room for eight bikes; two bikes were parked at this rack. “Low profile” racks are less desirable because they do not support the bike on its frame; bikes to fall over more easily in this style of rack. There were no bikes parked at the other three rack sites. Efficient rack system would help encourage fisherman and pier visitors to use bicycle transportation.

Durability: With proper paint, bike racks should be able to survive the pier climate with little rust damage. Painted bike racks are easily scraped by bikes and locks. Stainless steel is more durable and will not rust but is more expensive.

Sustainability: Bike racks encourage non-motorized transportation. Recycled content metals should be used wherever possible.

General Observations: Bike valet stations were introduced to the Pier in 2007 during the Twilight Dance Series and were very popular. The Urban Design Study will address possible locations for bicycle valet stations.

Feature Type 6: Security Barriers

Location: The City installed approximately 3’x3’x3.5 boxes around the Pier.

Quality assessment:

Materials: Wood, and filled with sand

Maintenance: Originally, Pier Maintenance planted plants in the boxes, but the water damaged the deck boards, so the plants were removed and plywood was placed on the tops.

Functionality/Placement: Sited to create a traffic barrier.

General Observations: These security barriers are large, and block pedestrian flow. Bollards that require little maintenance could serve the pier better and are recommended in the pier guidelines. If planters are to be used, we suggest that they follow the design guidelines.



Feature 5: Bike Racks



Feature Type 6: Security Barriers

Feature Type 7: Parking Kiosk and Pedestrian Access

Location: The kiosk to the parking lot is located at the entrance to the Newcomb Deck. A pedestrian walkway, designated by chain link and raised curbs, leads pedestrians to and from the Newcomb Deck to the Municipal Pier.

Quality assessment:

Functionality/Placement: The pedestrian path, designated by a chain link fence, is not in character with the pier and appears temporary, but the function is appropriate for protection from vehicular activity. Options such as bollards and differential flooring material can serve the same purpose and create a safe walking space for pedestrians. The Design Guidelines state that the pier is to develop a unique, pedestrian oriented environment with ease of access and user friendliness as a prime design consideration. Improvements to the pedestrian circulation will create a better pedestrian environment.

General Observations: The pedestrian walkway presents an opportunity to improve the ambiance of the Pier and create a walkway that adheres to the goals of the Design Guidelines. These goals encourage improvements that relate to the Pier and create a safe, functional and appealing circulation path and entrance to the Pier for both vehicles and pedestrians.



Feature Type 7: Parking Kiosk

Feature Type 8: Observation Deck

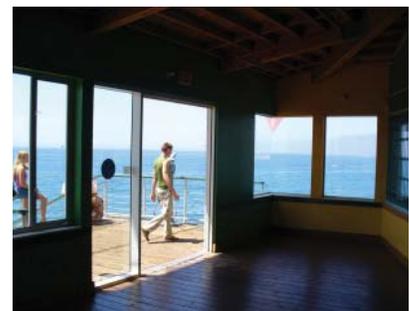
Location: At the west end of the Pier

Number: 1

General Observations: The Observation Deck at the west end of the Pier is a rarely used resource. It is an enclosed area and access is from a staircase or by an elevator. The Observation Deck is furnished with benches and a trash can and is painted red and green, which is complementary to the adjacent Mexican Restaurant, but not to the public nature of the Pier. The Santa Monica Pier Restoration Corporation Staff has indicated that they will install historic displays in this area as part of the Pier's 100th Anniversary. Selection of paint colors, repair of windows, replacement of light fixtures, and installation of seating and tables would add to the ambiance. Guidance about how to treat this area will be included in the Urban Design Study.



Feature Type 8: Observation Deck



Feature Type 9: Display Cases

Location: Display cases are located near the Police Sub-station and the elevators at the west end.

Quality assessment:

Maintenance: Unless display cases are cleaned regularly and the material updated, they give an appearance of neglect.

Functionality/Placement: Their current location is not an ideal spot for visitors to congregate and read. The displays are right outside of the bathrooms, they are up a level of stairs and not easily accessible to everyone, and they are tucked away out of view.

General Observations: Display cases create an opportunity to share important information about the Pier, businesses and current activities. When part of a regular program, they create interest and educate Pier visitors.



Feature Type 9: Historic Display Cases

Feature Type 10: Pier Skirting

Location: Around the pilings of the pier where pedestrian accessibility is an issue

Quality assessment:

Materials: wood fencing

General Observations: The skirting was constructed to prevent unauthorized access under the pier and security, while the existing Design Guidelines suggest whimsical treatment. Our observation is that the skirting/fencing should not compete with the festive activity on the pier and should remain 'background'.



Feature type 10: Pier Skirting

Feature Type 11: Outdoor Dining Barriers

Location: Outside Pacific Park dining areas and restaurant located on the west end of the pier. These structures are privately maintained.

Quality assessment:

Functionality/Placement: Serve their purpose of sectioning off and privatizing the eating spaces.

General Observations: Each restaurant on the Pier provides barriers for its outdoor dining. The Design Guidelines state that development of exterior dining, lounge and vending areas is strongly encouraged. However to match the architectural standards of the guidelines they should still retain the whimsical character that matches the rest of the architecture, which the current barriers do not. Although these are privately constructed barriers around the tenants' leasehold areas, they are highly visible feature of the Pier. The Urban Design Study will provide guidance about alternative designs for barriers that enhance the ambiance of the Pier.



Feature Type 11: Restaurant barrier

Feature Type 12: Gazebos

Location: Newcomb Deck, at the southeast corner of the Pier.

Number: 2

Quality assessment:

Materials: Steel, same as railing system

Maintenance: Same maintenance and material as the railings. Yearly painting and touch-ups.

Functionality/Placement: Main seating for the volleyball courts is provided by the bleachers to the south of the parking lot. While the gazebos fit in with the character of the pier, they are architectural "follies".



Feature Type 12: Gazebo

General Observations: The Gazebos were intended to be rest areas for visitors, but lack seating, cover and functionality. In consultation with the City the Urban Design Study, will make recommendations as to how these amenities can be enhanced.

Feature Type 13: Signage

Location: Along deck. More concentrated at west end.

Quality assessment:

Functionality/Placement: WRT noticed a lack of signage for bathroom locations and overall directional signs. Regulation signs were noticeable and sufficient. The main Kiosk is large but placed off the main path. It provides visitors with useful information but seems to go unnoticed by many visitors.

General Observations: Signs advising the public about acceptable rules of conduct on the Pier (e.g. no diving, no alcohol, etc.) are placed throughout the Pier. These signs are of metal, about and were installed in 2007. Consolidation of information on these signs has reduced clutter. A different location for the pier's informations kiosk should be considered as well as a more inviting display around it to attract visitors. The Urban Design Study will recommend an expansion of the signage program and kiosk display.



Feature Type 13: Pier Visitor Conduct Signs



Feature Type 13: Visitor Kiosk

SANTA MONICA PIER ASSESSMENT- Quantitative Assessment Chart

SITE FEATURE	SECTOR OF PIER ASSESSED (Based on Graphic)							Total	NOTES
	A	B	C	D	E	F	G		
Railing									
Blue Metal		5		14	6		4	29	Metal tubing, painted blue, stainless steel cable, metal socket joints
Blue Metal with Wooden Top Rail		5		14	6		4	29	Metal tubing, painted blue, stainless steel cable, wooden 2x6 railing
White with Green Top Rail		5		14	6		4	29	Painted wood seat boards, painted white concrete base
Benches									
Blue seat/White base		5		14	6		4	29	Painted wood seat boards, painted white concrete base
Blue metal			1					1	Prefabricated, powdercoated, blue metal
Wooden/black metal					2			2	Composite board seat, painted black metal frame
total								32	
Tables									
Orange/metal			10					10	Plastic coated metal mesh
Round/Colored seats			9					9	Prefabricated, painted metal
total								19	
Trash Receptacles									
Imitation "Barrel"			3			1		4	Wood staves, metal bands
Concrete Cylinder with SM Logo	5	14		13	6	5	2	45	Custom made, bare cast concrete, metal logo, "Santa Monica" lettering
Blue Metal Recycling	1	1			1		1	4	Metal vertical slats, horizontal metal bands, painted blue, "Recycle" sign
Blue Metal					4	6	11	21	Metal vertical slats, horizontal metal bands, painted blue
total								74	
Curb									
Wood Timber Curb - Painted Yellow									Bolted down timber 4x4's, painted yellow
Wood Timber Curb - Painted Red									Bolted down timber 4x4's, painted red
total									
Decking									
Pedestrian Areas									Untreated wooden decking boards
Asphalt Covered Decking									Asphalt and corrugated metal panels
Parking Lot and Vehicular Decking									Wooden decking boards, painted parking lot striping
total									
Lighting									
White/Cobra Head	2	7		2				11	Standard cobra, metal pole, painted white, glass lamp, 18' high
Grey/Single Curved				9	17	14		40	Metal pole, gray, tear drop glass lamp cover, 15' high
Wood/Double Head					3			3	Wooden pole, metal fixture
Shoe Box/deck parking						5	2	7	Wooden pole, box light
Green/Curved/ Bell							8	8	Metal pole, gray/green paint
total								69	
Features									
Telescopes								11	Grey painted prefabricated metal pedestals
Smoking Areas			2	2	2	2		8	Grey painted plywood sheet with smoking urn
Fishing Amenities (sinks)				2	1			3	Wooden fish cleaning platforms, stainless steel sinks
Planters					2	1		3	An assortment of wood and plastic pots
Bike racks					1	2	1	4	Metal, blue paint

SANTA MONICA PIER ASSESSMENT

Pier Sectors



- Legend**
- *A-Pier Entrance
-Extends from Bridge entrance to parking lot entrance
 - *B-Pier (First Half)
-Section of Asphalt topped pier
 - *C-Amusement Park Entrance
 - *D-Pier(Second Half)
-End of first half of pier to the observation deck
 - *E-Observation Deck
-Bo
 - *F-West and South deck
-Deck behind and to the west of the amusement park
 - *G-Parking Deck



SANTA MONICA PIER ASSESSMENT

Existing Site Features



Fact and Figures (Approx... Quantities)

DESCRIPTION	QUANTITY	STYLES
Benches	32	3
Tables	19	2
Trash Receptacles	74	4
Lighting	69	5

Legend

- *A-Pier Entrance
-Extends from Bridge entrance to parking lot entrance
- *B-Pier (First Half)
-Section of Asphalt topped pier
- *C-Amusement Park Entrance
-End of first half of pier to the observation deck
- *D-Pier(Second Half)
-Deck behind and to the west of the amusement park
- *E-Observation Deck
- *F-West and South deck
-Deck behind and to the west of the amusement park
- *G-Parking Deck

Bench
Wooden Bench (trex)
Located inside site deck
-2 Total

Planters
Assorted pots
-3 Total

Lighting
Wooden pole fixture
Located around perimeter of deck at end of pier only
-3 Total

Railings
Railing top
Located full length of Pier

Trash Receptacle
Blue Metal-recyclable
Located full length of Pier
-4 Total

Lighting
Grey arched fixture
Located along second half of pier and west deck
-40 Total

Curb
Wooden Curb (painted yellow)
along Pier and Deck. By amusement park.

Curb
Wooden Curb (painted red)
along Pier and Deck. By Amusement park.

Table
Coated Metal Table
Located by amusement park only
-10 Total

Bench
Wooden Bench- Santa Monica Custom
Located along entire stretch of pier
-29 Total

Lighting
White overhead fixture
Located along first half of pier
-12 Total

Trash Receptacle
Santa Monica Pier Custom
Located full length of Pier
-45 Total

Metal Pier
Access to underside of pier.
Extends length of pier.

Table
Round table with Umbrella
Located by amusement park only
-9 Total

Decking
Decking at transition across bridge

Bike Racks
Two styles, many unused
-4 Total

Railings
Wooden Railing top for ramp
Located on east deck only

Railings
Wooden Railing top
Located on east deck only

Lighting
Grey Deck Fixture
Located on east deck only
-8 Total

Railings
Boards designate fishing locations.

Railings
Stair railings
Located at end of pier only

Signage
Fishing is allowed only at designated areas on the pier.

Sinks
Sinks and cleaning stations are provided in fishing designated areas
-3 Total

Trash Receptacles
Wooden Barrel-4 Total
Located all within the amusement park entrance
-4 Total

Bench
Metal coated bench
Located along the west side of the deck
1 Total

Trash Receptacle
Blue Metal
Located south deck and parking lot
-21 Total

Smoking Pad
Designated smoking areas throughout pier and deck
-4 Total

Lighting
Grey Parking Deck Fixture
Located in deck parking lot only
-7 Total

Curb
Wooden Curb (painted yellow)
along parking deck only

Decking
Worn and separated boards on the parking deck.

