



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: November 10, 2010

REPORT NO: 203

ATTENTION: Park and Recreation Board Agenda of November 18, 2010

SUBJECT: North Crown Point Comfort Station Replacement

SUMMARY

THIS IS AN INFORMATIONAL ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE BOARD.

Fiscal Impact – The total project cost is estimated at \$500,000. Mission Bay Reserve Funds in the amount of \$500,000 have been identified for the design and construction of the new comfort station.

Water and Energy Conservation Status - The Construction plans will comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status – The City of San Diego, as a lead agency under CEQA, is preparing the required environmental documents covering this activity.

BACKGROUND

In May 2009, the existing picnic shelters at North Crown Point, at the same location as the comfort station, were replaced, which triggered Federal Americans with Disabilities Act (ADA) improvements to the existing comfort station. The existing comfort station was built in 1962 and does not meet current ADA standards nor is functional to the heavy-use the restrooms receive by the public year-round.

DISCUSSION

During the initial reviews, it became apparent that the cost of retrofitting the existing facilities to comply with the current ADA requirements would exceed that of constructing a new comfort station. A capital project for the total replacement of the existing building was then introduced in the City's budget for that purpose.

The new facility will provide a total of eight (8) individual stalls, two (2) of which will be ADA compliance. Lavatories, high-low drinking fountains, hand dryers and a maintenance/storage room comprise the remaining improvements. An accessible path of travel will also be constructed to and from the existing park walkways.

Staff presented two design options to the Mission Bay Park Committee for consideration and approval on November 9, 2010. The Committee selected and approved a preferred design option from those presented. The preferred option is attached to this report.

On November 10, 2010, the Design Review Committee approved the preferred design option with minor modifications. The modifications consisted of increasing the width of the plumbing chase to three (3) feet, adding one more row for a total of two (2) rows of accent blocks at the bottom of the walls and centering the maintenance room double doors on the west elevation. These minor modifications, though not shown on the attached drawings, will be implemented during preparation of the working drawings.

ALTERNATIVES: None

Respectfully submitted,

[signed by Ali Darvishi
for Darren Greenhalgh on 11/10/2010]

[Signed by Mario Reyes 11/10/2010]

Darren Greenhalgh
Deputy Director, Architectural Engineering
and Parks Division

Prepared by: Mario Reyes
Project Manager, Architectural Engineering
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MR/AD

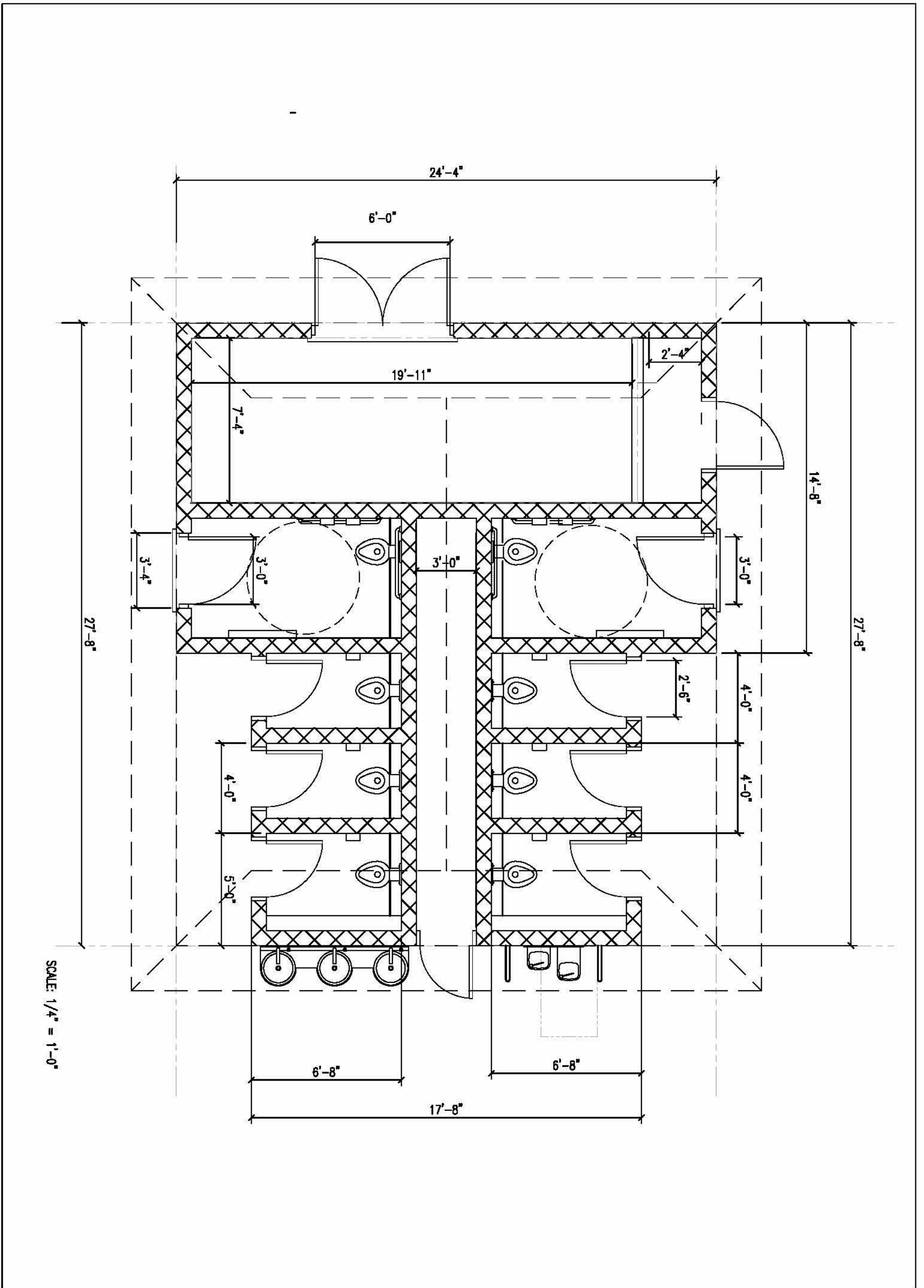
Attachments: Design of the North Crown Point Comfort Station



NORTH CROWN POINT SHORES COMFORT STATION
PRELIMINARY DESIGN
PERSPECTIVE LOOKING NORTHWEST
NOVEMBER 10, 2010



PLATT/WHITELAW
ARCHITECTS, INC.



**NORTH CROWN POINT SHORES COMFORT STATION
FLOOR PLAN
NOVEMBER 10, 2010**



A EAST ELEVATION

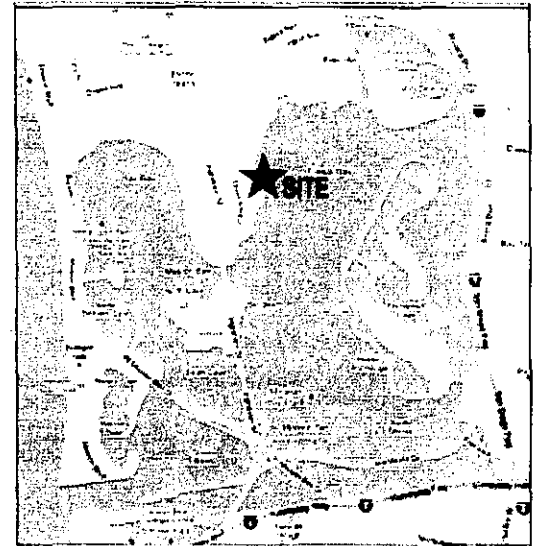
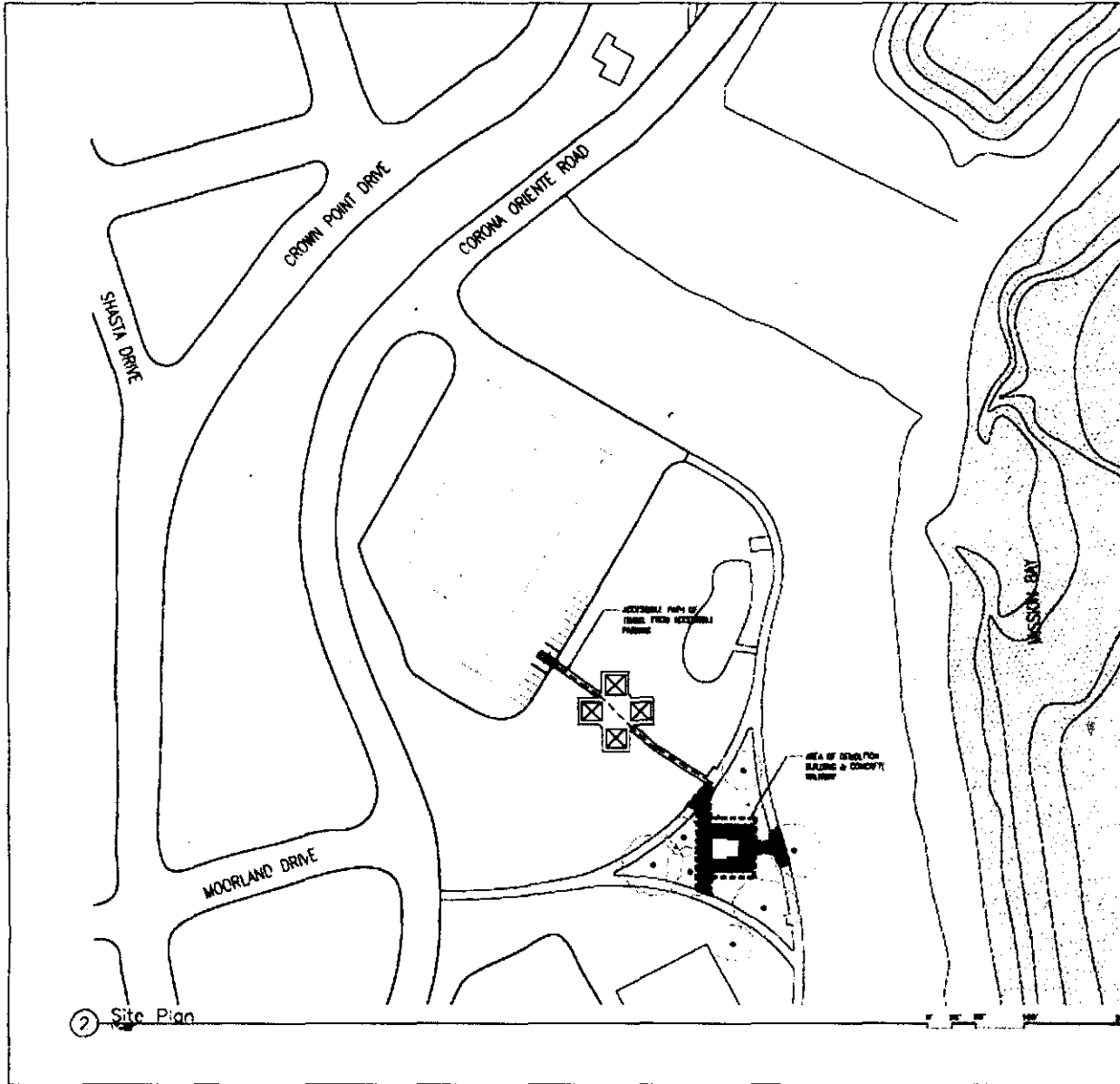


B SOUTH ELEVATION



NORTH CROWN POINT SHORES COMFORT STATION
PRELIMINARY DESIGN ELEVATIONS
NOVEMBER 10, 2010



PLATT/WHITELAW
ARCHITECTS, INC.



AREA MAP

 Peter/Whitaker Architects, Inc. 404 14th Street, San Diego, CA 92101 619 591-1111 FAX 619 591-1112		
NORTH CROWN POINT NEW RESTROOM		
SHEET TITLE SITE CONTEXT PLAN	SHEET NUMBER AS-0.D SHEET OF	
CITY OF SAN DIEGO, CALIFORNIA <small>PREPARED AND SUBMITTED PURSUANT TO ORDINANCE 153.00</small>		
DATE: 2-1984		WARD REYES <small>SEAL NO. 10000</small>
DESIGNER CHECKED BY DATE	DRAWN BY DATE	SPECIAL INSPECTOR DATE