



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: March 8, 2011

REPORT NO: 105

ATTENTION: Park and Recreation Board Agenda of March 17, 2011

SUBJECT: Mission Bay Athletic Area (McElroy Field) Comfort Station Modernization

SUMMARY Should the Park and Recreation Board approve the Design of the Mission Bay Athletic Area (McElroy Field) Comfort Station?

Director's Recommendation - Approve the Design

Other Recommendations – The following groups received and reviewed the Design:

- Santa Clara/Pacific Beach Recreation Council on January 18, 2011
- Design Review Committee on February 9, 2011

Fiscal Impact – The total project cost is estimated at \$746,000. The funding sources include Pacific Beach Urban Funds \$200,000. The balance of funding in the amount of \$546,000 for construction is unidentified at this time. .

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

The existing comfort station was built in the 1970's and is in need of repairs and upgrades to meet Federal Americans with Disabilities Act (ADA) standards.

DISCUSSION

Due to the age of the facility, repairs and upgrades to the current standards is not economically feasible. The new comfort station will provide 6 total unisex stalls 2 of which will be ADA accessible. The new concession and storage area are comparable to the existing and drinking fountains will be installed and the path of travel to and from the adjacent street will be provided.

Staff presented 2 design options to the Santa Clara/Pacific Beach Recreation Council for consideration and approval on January 18, 2011. The Recreation Council selected and approved a preferred design option from those presented. The preferred option is attached to this report.

On February 9, 2011 the Design Review Committee approved the preferred design option with recommendations. The recommendations consisted of the following:

1. Evaluate the existing fence heights in relation to protecting pedestrians and vehicles from foul balls and homerun balls.
2. Recommend trees be added to the project scope of work and trees be planted in the plaza area near the comfort station/concession stand.
3. Increase the path of travel width to 6 feet.
4. Provide sufficient metal roof thickness to protect the roof from damage by foul balls.
5. Place flagpole away from building a sufficient distance to prevent access to the building roof via the flagpole.
6. Evaluate the site drainage patterns to ensure drainage will not adversely impact the path of travel.
7. Include skylight over the lavatory sinks.
8. Locks on the comfort station doors should be vacant/occupied type.

These recommendations were evaluated by staff and design consultant. Items 3 through 8 will be incorporated into the design. Items 1 and 2 are not within the scope of this project will not be incorporated into the design due to lack of funds and costs associated with these requests

The modifications, though not shown on the attached drawings will be implemented during preparation of the working drawings.

ALTERNATIVES: None

Respectfully submitted,

Darren Greenhalgh
Deputy Director, Architectural Engineering and Parks Division
Engineering and Capital Projects Department

JG/AD

Attachments: Mission Bay Athletic Area (McElroy Field) Comfort Station Design – Preferred Design Option
Mission Bay Park General Development Plan