



STAFF REPORT

Meeting Date: October 18, 2016
To: Honorable Mayor & City Council
From: Nancy Hunt-Coffey, Director of Community Services
Subject: Review of Proposed Design for Beverly Gardens Park Restroom Located on Canon Dr.

Attachments: 1. Drawings and renderings of proposed restroom building

INTRODUCTION

At the June 30, 2015 meeting, City Council set aside \$575,000 to replace the restroom in Beverly Gardens Park which is located at the northeast corner of Santa Monica Blvd. and Canon Dr. The initial design for the new building is laid out in the attachments. Staff seeks Council's direction on the design of the restroom building before proceeding to the construction drawing phase for the project.

DISCUSSION

The restroom in Beverly Gardens Park was designed in 1961, and is therefore not original to the park. After decades of use, the building is showing its age, and last year City Council appropriated \$575,000 to replace the building. The intent at the time was for the City to pay for the full cost of the restroom replacement, rather than having the Friends of Beverly Gardens Park raise funds for the project. Rehabilitation of the remainder of this block would be funded by donations and matching dollars from the City, should the City Council choose to allocate matching dollars.

An initial design has been developed for the new building which essentially preserves the footprint of the current building, but doubles the number of fixtures.

The restroom building was reviewed by the Recreation and Parks Commission at their regular meeting on September 27, 2016. The Commission offered suggestions regarding adding a gate at the entryway to the restroom. Additionally, the suggestion was made to add a mechanical fan to provide additional ventilation.

An amended version of the building was brought to the Recreation and Parks Commission at their special meeting on October 11, 2016. The amended design included the added gate. Staff does not feel that an added mechanical fan is necessary for ventilation, since the design allows for natural venting of the restroom on three sides of the building. However, a small portion of the roof was lowered in the event that it becomes necessary to add a mechanical fan at a later time.

The design was reviewed by an ad hoc committee of the Architectural Commission on October 17, 2016, and will be presented to the full Architectural Commission on October 19, 2016. City Council is asked to review the design and provide direction before the project moves to the construction development phase.

FISCAL IMPACT

\$575,000 was set aside by the City Council for this project. The preliminary estimate for the project is \$596,000, so staff will do some project engineering to bring the estimate in line with the project budget.

RECOMMENDATION

Staff seeks Council's direction on the design of the restroom building in Beverly Gardens Park before proceeding to the construction drawing phase for the project.


Nancy Hunt-Coffey
Approved By

Attachment 1

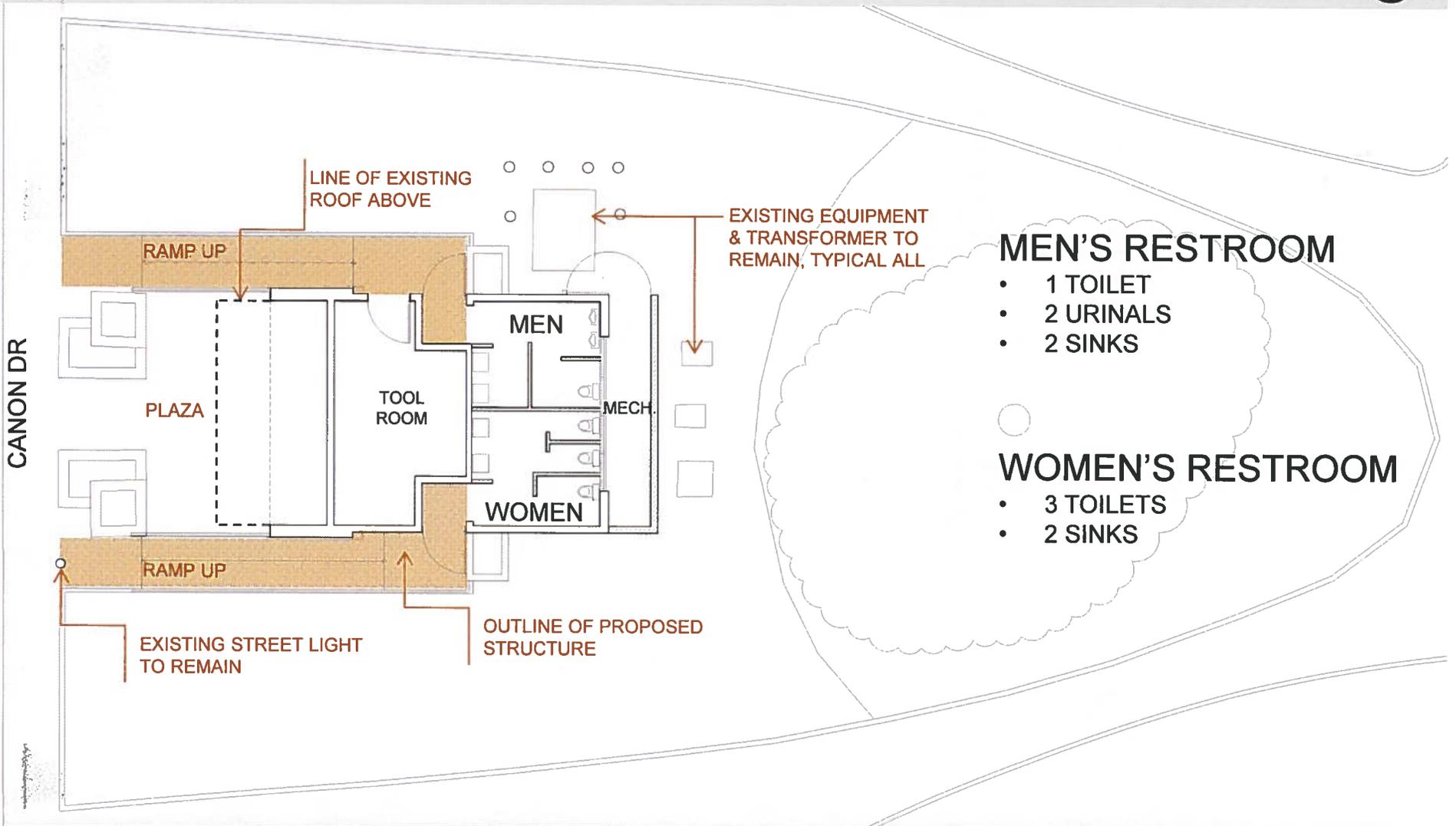


EXISTING STREET VIEW



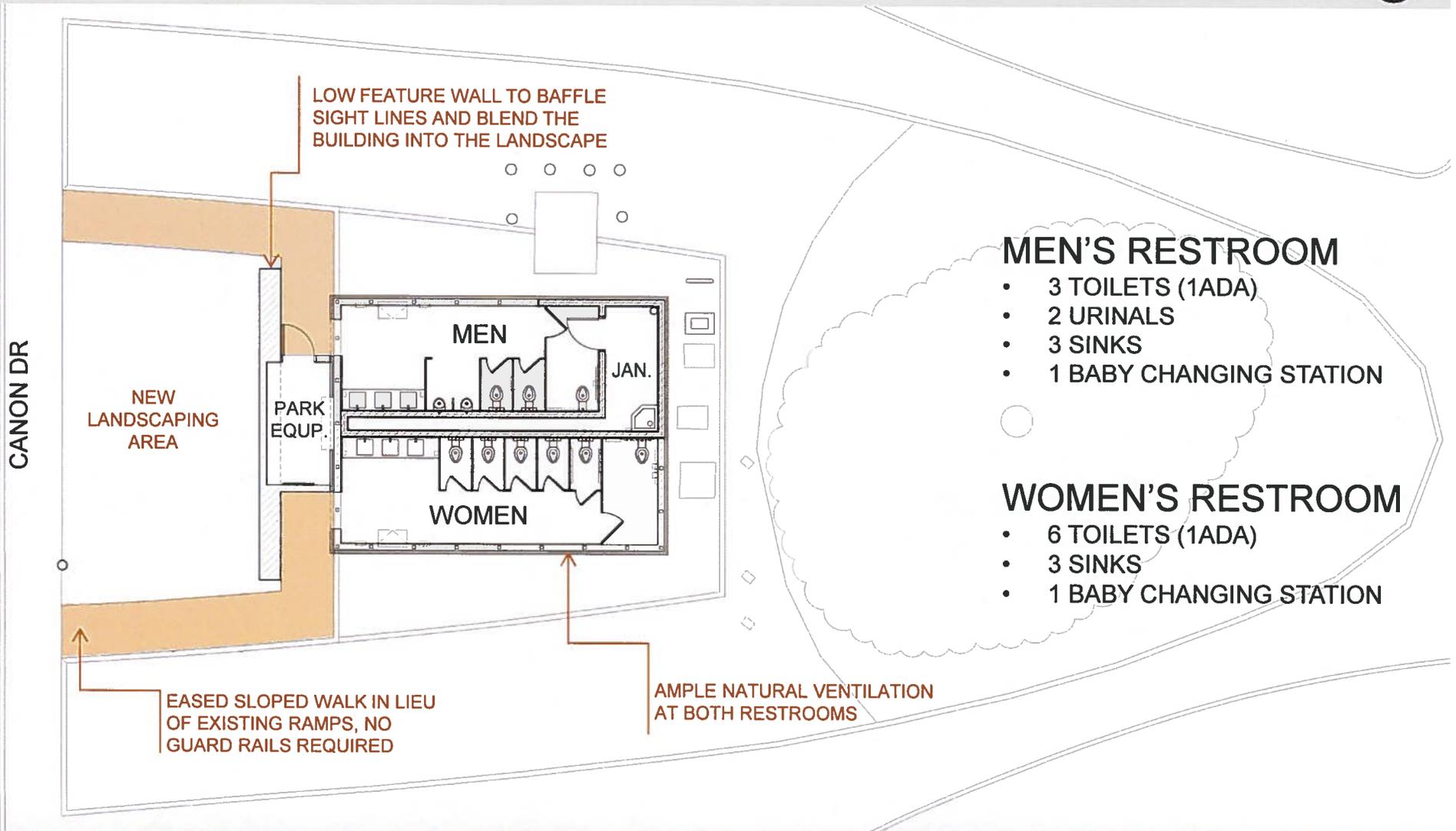


EXISTING SITE / FLOOR PLAN



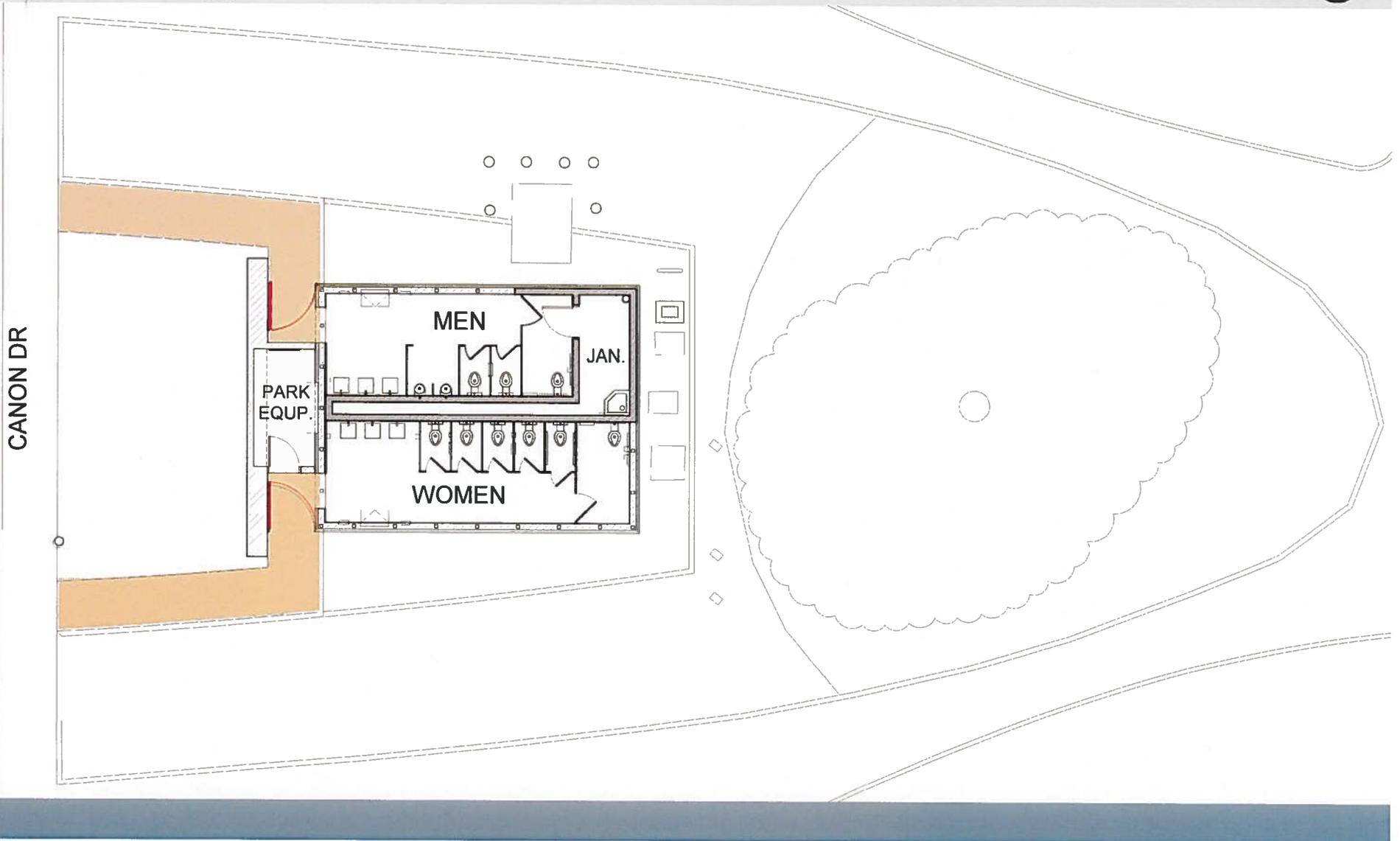


PROPOSED SITE / FLOOR PLAN



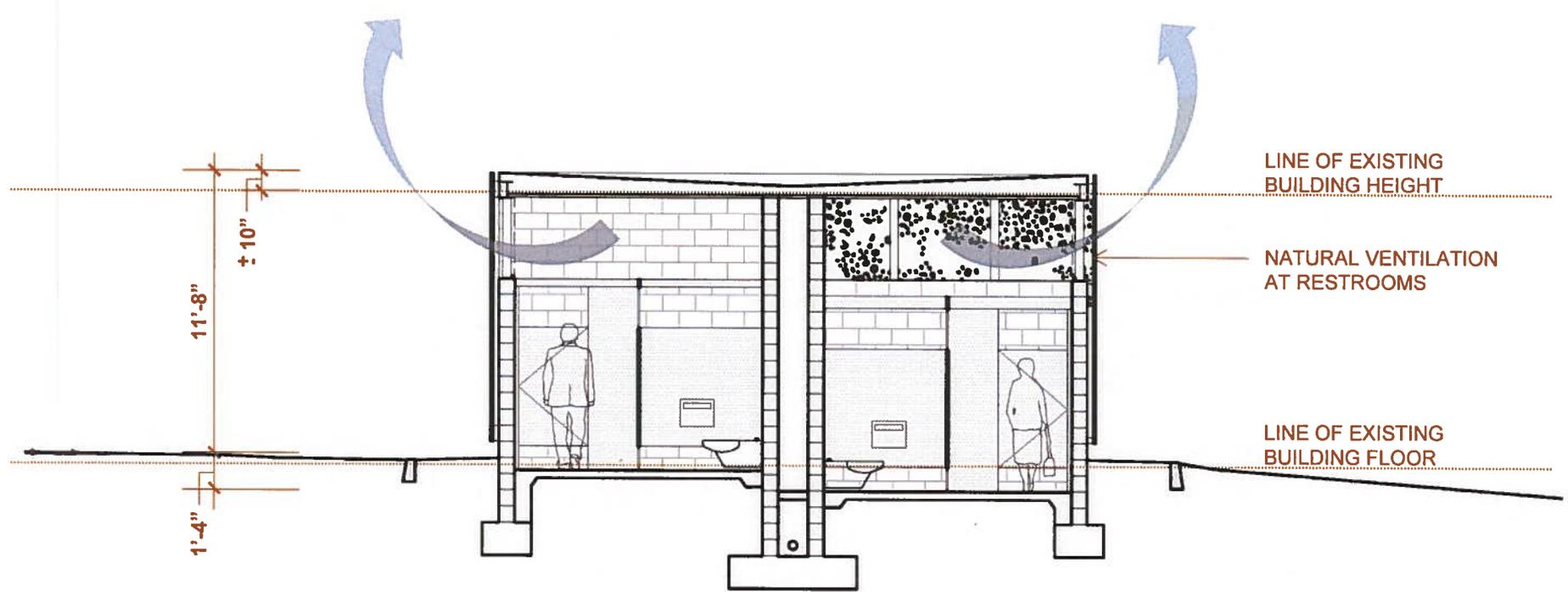


VESTIBULE GATES





TYPICAL SECTION



LINE OF EXISTING BUILDING HEIGHT

NATURAL VENTILATION AT RESTROOMS

LINE OF EXISTING BUILDING FLOOR



PROPOSED STREET VIEW DAY TIME

