



Marina Park



Schematic Design Report



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The Marina Park site is located on the bay side of the Newport Peninsula between 15th and 19th Streets. The site currently includes a rest room building adjacent to the 19th street dock, four tennis courts, the Girl Scout house, a small playground and 57 mobile homes, bordered by 1380 feet of public beach, which is a popular destination for local residents and tourists.

At the request of the City Council, the Recreation & Senior Services staff began the planning process for Marina Park to explore alternate recreation-oriented plans for the site in 2005. The Recreation & Senior Services Department, the Newport Beach Harbor Commission and the public advocacy group, Protect Our Parks, presented plans to the City Council for consideration. Both the Protect Our Parks Plan and the Harbor Commission Plan garnered the most support and the City Council appointed an Ad-Hoc Marina Park Task Force - comprising then Mayor Don Webb, Councilmen Ed Selich and Todd Ridgeway, Assistant City Manager Dave Kiff and representatives of Protect Our Parks and the Harbor Commission - to develop a consensus plan. This group worked over a three-month period and successfully completed the assignment, producing a consensus plan in the fall of 2006.



The consensus plan had the support of the City Council, the Harbor Commission and the general citizenry, represented by Protect Our Parks. The City Council then established a Steering Committee to refine and develop the plan in greater detail. Detailed surveys were prepared for the site and further work undertaken to confirm the viability of the proposed waterside improvements, develop conceptual architectural plans for the proposed Community Center and Sailing Center, and include the American Legion Post #291 in the project. Almost a year of studies and workshops resulted in a Master Plan. Extensive input was received from Recreation and Senior Services, City Services, Public Works, Planning Department, and Revenue Services to refine the plan and program, and further define the facilities. The plan was endorsed unanimously by the Steering Committee in October 2007.

In early 2008 the City initiated the design process for the park and it's related components. The City recognized that it was important to develop a fairly comprehensive design early in the process to allow for the necessary regulatory approvals, and at the same time make certain that the park would also serve the future needs of the city. This meant that the process had three separate tracks: first, the design of the park, second the beginning of the environmental review of the park, and third an intensive planning effort by the city to develop and understand their programming for the park and it's facilities. Each track was dependent, to some extent, on the other two, to complete their understanding of the project.





Marina Park Schematic Design





The Marina Park Site is just under 10 acres in size and is located between Balboa Boulevard and the Bay, with the bulk of the park between 15th and 18th Streets, as well as the beach stretching westward to the north end of 19th Street. The site is used for Las Arenas Park and housing. Fifty-seven mobile homes, to be purchased by the City and scheduled to be vacated in September of 2009, utilize the greatest portion of the site. The homes block the view to the Bay, though physical access is provided by a 10-foot wide concrete walk located at the extreme east end of the site.

Four tennis courts, the Girl Scout House, and a small children's play area are adjacent to Balboa Boulevard in Las Arenas Park. None of the facilities is suitable for reuse in the new park development. A short wall at the Pier Head Line separates the sand beach from the developed areas of the park. A ten-foot concrete walk provides public access to the beach. Neither the wall nor walk is considered significant for the new plan though public beach access will be maintained.



Adjacent land uses include the American Legion Post 291 and American Legion pocket park, located to the east along the Bay. Also to the east is the site of a vacated SCE sub-station, a three-story multi-family residential building and a commercial building (located at the corner of 15th Street and Balboa Boulevard). A small hotel and single-family homes are located on the west side of the park across 18th Street. Directly across Balboa Boulevard are single family homes.



Access from the site will be from Balboa Boulevard. Logical entry points are at the intersection of 16th or 17th Street. To maintain the maximum "Window on the Bay" it is preferable to use the 17th Street intersection, keeping the middle of the park as open space and free of cars.



Access to the park is also possible from the alley parallel to Balboa Boulevard between 15th and 16th Street. The alley currently serves the residential units along Balboa Boulevard and the parking area for the American Legion.

Pedestrian access to the park includes crosswalks on Balboa Boulevard at 15th, 16th, 17th and 18th Street. Pedestrians can also enter the park from the beach from the west. The plan for the park should acknowledge and strengthen access from each of these points.



Numerous utilities serve the site's existing development. These include overhead electric lines which are scheduled to be placed underground, a major 15-inch waterline, a gas line and a cable TV service line. The lines are all located within an easement that bisects the site. An abandoned Southern California Edison sub-station is adjacent to the southeast corner of the park property. The station has been vacated and the City has obtained permission to include the site in the overall park development.

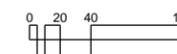
This park site is zoned as PC-51 Planned Community and as such the proposed park and public facilities use are compatible. Specific design guidelines are administered by the City and will require public hearings for approval. Height restrictions within this zone are to be reviewed and approved by the City part of the public hearing process necessary for approval.

While the site is covered by urban development, it also included 36 *Washingtonia robusta* that exceed 50 feet in height. Other existing plant materials include *melaleuca*, king palms, queen palms, *xylosma*, bird of paradise, mediterranean fan palms and turf. Other existing plant materials include *melaleuca*, king palm, *xylosma*, bird of paradise and turf. The palms, which can be easily transplanted, provide an opportunity to maintain the skyline character for the new park development.

The site is generally flat, having an elevation of 9.5 along the edge between the mobile homes and the beach, sloping to 8.0 along the curb line at Balboa Boulevard. High tide (Mean Higher High Water) is 7.85 in this area, and Low tide (Mean Lower Low Water) is 0.00. It is recommended that any structure be given an elevation of at least 10.00 above sea level.

According to the Newport Bay Eelgrass Habitat Mapping Project, undertaken December 2003 to August 2004, eelgrass is not present between the bulkhead and pier line within the Marina Park limits.



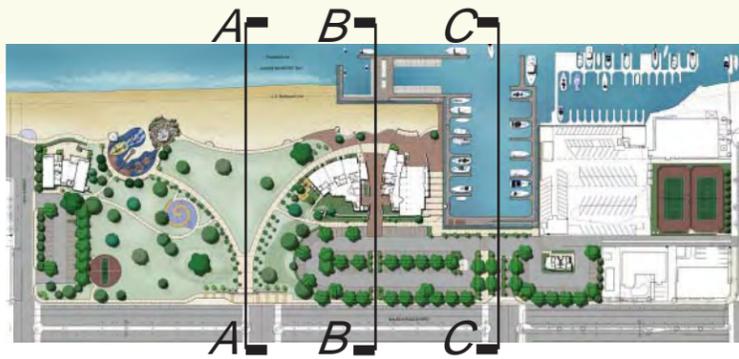


The Park Design will dramatically improve both physical and visual access to the Bay. This "Window on the Bay" will open up over 1100 linear feet of waterfront area to view., providing an extended view to the bay from the main thoroughfare, Balboa Boulevard. It enhances recreational access to the bay with facilities for sailing instruction including docks and slips, new and improved rest rooms for beach visitors, and improvements to the existing portage vessel launch area located at where 18th Street intersects the beach. A new visiting vessel marina provides full service slips for travelling boaters and is intended to substantially increase the number of visiting slips available in Newport Harbor, making it more inviting to boaters along the West Coast.

The Park will feature an extensive children's play area geared to children of all ages, as well as an area for water play using recirculating treated water with interactive sprays, jets and other features. The park includes two tennis courts, relocated from the frontage to the pocket park, as well as a pair of basketball half courts. The marina occupies the end of the beach nearest the American Legion, but additional beach area has been provided in the center of the park. The design also provides a location for the construction of a new Girl Scout House to replace the existing one located along the Balboa Boulevard frontage. Parking for 154 cars will be provided on site.

Marina Park Schematic Design





Section A



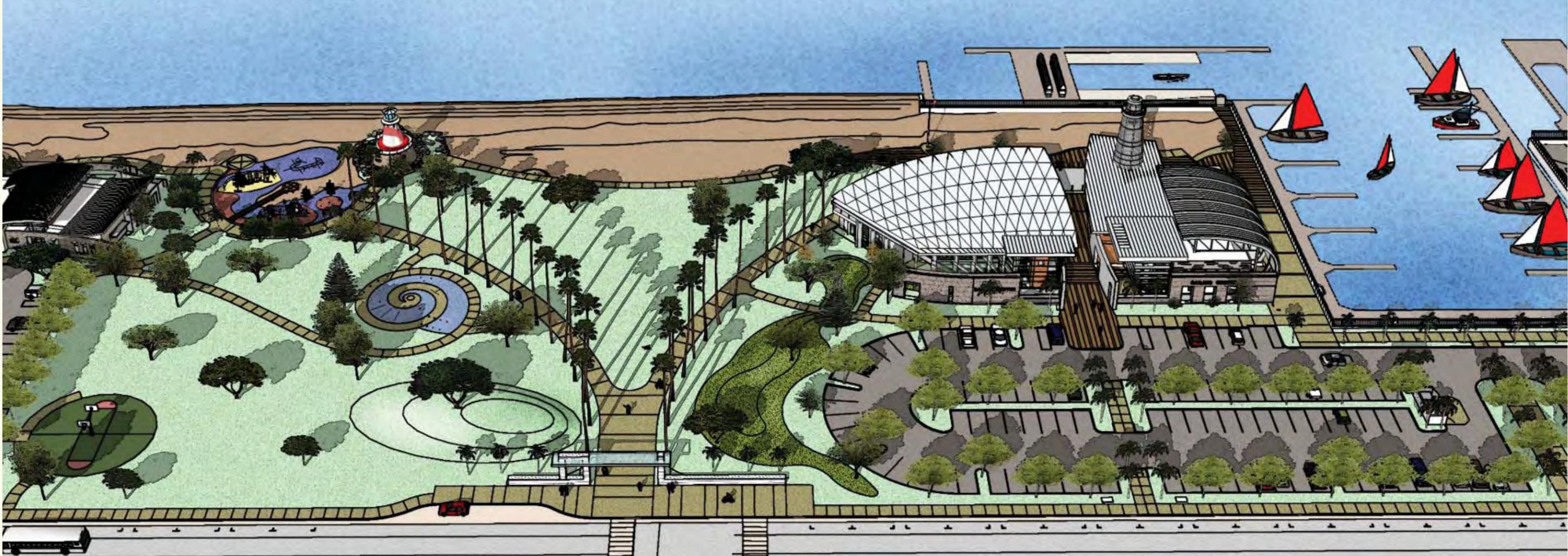
Section B



Section C







The Master Plan proposes locating the major areas in relationship to the site opportunities and constraints. The major focus of the plan is to establish a large open-view corridor "The Window on the Bay" in the center of the park. Flanking the open area to the west is a new Girl Scout House, a 26-stall parking area, a dry and wet play area, and two half-court basketball courts. These uses are located on the west side of the park to relate to the residential district located northwest of 18th Street.

The Balboa Center complex is adjacent to the primary parking lot, keeping the center of the site open for views and access to the beach. The sailing docks are adjacent to the Marina and the Sailing Center. Lastly the tennis courts are relocated to the American Legion Park site immediately east of Marina Park, adjacent to 15th Street.

The proposed visiting vessel marina is located on the far northeast boundary of the site. It serves as a buffer between the park and the boat storage and parking lots for American Legion Post 291. The layout of the marina creates a fairway perpendicular to the Bay and Balboa Boulevard. The new water area will extend within 100-feet of Balboa Boulevard, creating a dramatic visual element on the streetscape. The primary parking lot is located adjacent to Balboa Boulevard with access from 17th Street. The lot has been kept adjacent to Balboa Boulevard so as not to negatively impact the remainder of the site.



Marina Park Schematic Design





The Master Plan has three major components: (1) a public park and beach, including new and expanded versions of all of the existing recreation facilities now found within the existing site. This includes an expanded beach area and facilities (rest rooms and showers), the Girl Scout House, play areas and open grass areas; (2) a public short-term visiting vessel marina, public dock and public sailing instruction areas, and improved public launch areas, and; (3) The Balboa Center, a building that houses space for the Sailing Center boats, class rooms for boating and other related programs offered by the Recreation and Senior Services Department, and offices for administrative staff. At this time it is envisioned that the improvements in the beach area between 18th and 19th Streets will be limited to the immediate vicinity of the rest room building that will be replaced.

Amenities in the park will include picnic tables, rest room, showers, play areas, benches, Girl Scout House, public beach and improved access to the water. Half-court basketball courts and two tennis courts are located adjacent to the American Legion. The existing palm trees will be replanted in the park to frame the view to the Bay. Turf, ground cover and shrubs will comprise the ground plane. The Balboa Center building will be framed with enhanced planting and paving. Trees selected for site will be strategically located so as to not obstruct the view to the Bay yet provide shade with broad, high canopies. Accent shrubs and flowering ground cover will be planted at intersections of paths, at gathering places, accent shrubs and flowering ground cover will be planted at the intersections of paths, at gathering places, to screen parking lots and adjacent to the buildings.



Marina Park Schematic Design



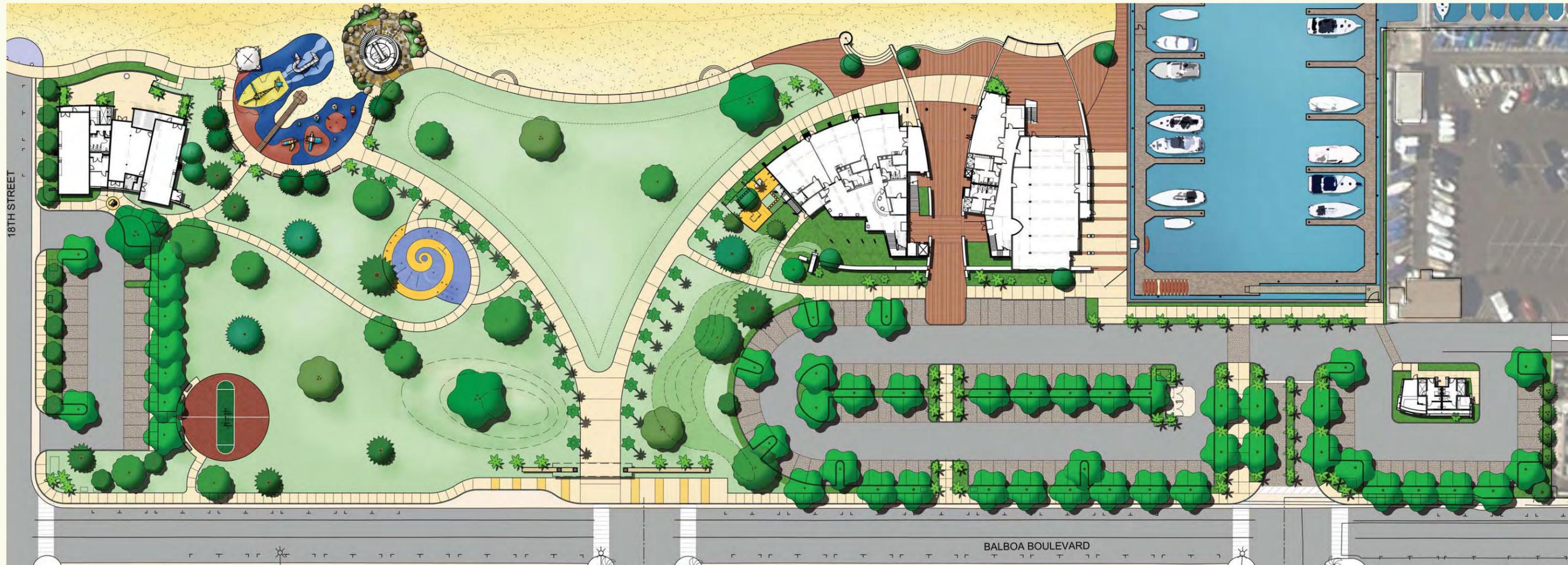
The main vehicular entrance to the park is at the 16th street intersection. The entry has been designed with one lane in, and one lane out, with no left turn on exit. While this means that park traffic going east will need to go to the light at 15th Street, the plan also allows for westbound American Legion traffic to exit through the park. Currently it is estimated that less than 15% of trips will need to exit eastbound onto Balboa Boulevard.

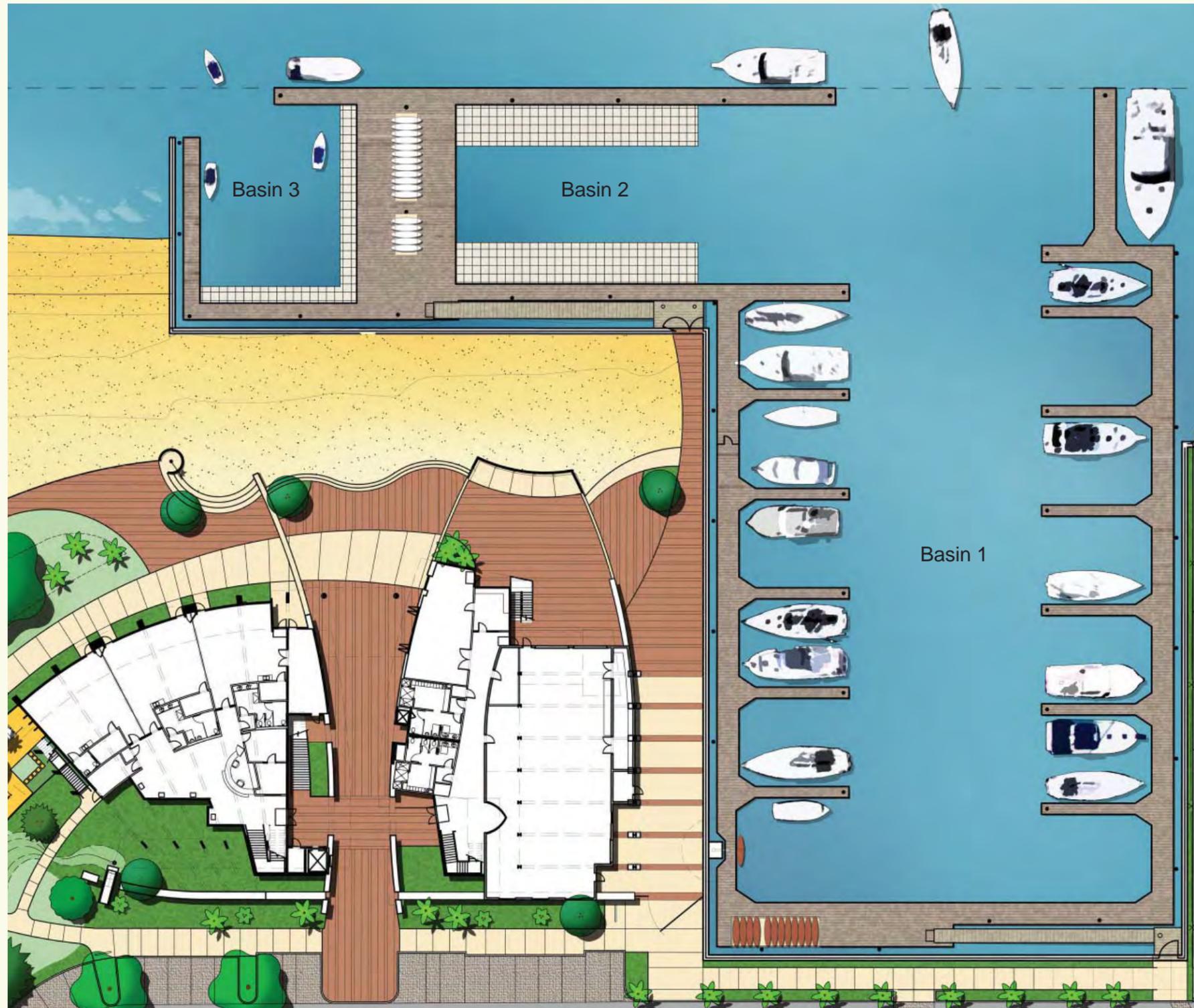
The parking lot was designed to provide an internal loop circulation to accommodate drop-offs at the Balboa Center. Cars are arranged perpendicularly along the two aisles. The lot is divided by the main entrance with 102 total spaces on the west side, adjacent to the Community/Sailing Center and a smaller lot providing 26 spaces to the east. The eastern lot could be used for employees, tennis players and users of the Marina and as overflow for the main lot. The use of parking control, meters and other systems are currently being studied by the City is anticipated to control parking turnover.

A second parking lot is provided on the western edge of the park adjacent to 18th Street. This lot provides 26 total spaces and will serve the Girl Scout House, the play areas as well as the park in general. This lot was also designed with a flow through aisle to accommodate drop-offs at the Girl Scout House. As the design of the Girl Scout House progresses it may be necessary to reduce the size of this parking area slightly to provide a larger site for the facility.

Both lots will be constructed with permeable concrete pavers for the parking stalls. This pavement, combined with adjacent bio-cells in the planting areas will eliminate the need for a collection system and underground piping and will filter the runoff as it is absorbed into the sand of the peninsula.

Fire access to the Lighthouse restroom and the north side of the Balboa Center is accomplished using turf reinforcement along the two main paths, with an exit loop along the eastern edge of the building. On the perimeter of the site, there has been space allocated for an OCTA Bus drop off near the main pedestrian entrance to the park at 17th Street. Additionally, the plans reflect the City of Newport Beach's intention to widen 18th Street to allow for parking on both sides.





The water-side facilities include an ADA accessible gangway (with locking gate) and a floating dock structure that will provide on-water storage for Sabots, Lidos, CFJ's, 420's and other dinghy-type craft that might be used by the sailing program. A plastic-module or other specialized floating dock system for storage, launch and retrieval, will provide a launching edge to the floating dock system for ease of access and to protect the boats from damage. Space is provided for 30 sabots (on deck) and 45 small sail boats. The docks in Basins 2 and 3 are configured in an "H"-shape with Basin 2 accessible from the south. This will provide the most desirable orientation taking into account the direction of late afternoon winds. Basin 3 to the north could be used for temporary docking between classes, swim tests, and temporary tie-ups for coach boats. Coach boats and small keel boats (if introduced to the City sailing program in the future) could be stored at designated slips in the visiting vessel marina.

The visiting vessel marina in Basin 1 includes 21 slips 40ft in length, and 2 slips 57ft in length, perpendicular to the Main Channel. The 2-57ft berths could handle a range of potential berthing conditions from two smaller boats per berth to single vessels up to 70ft in length. A 200ft Long Dock Side Tie is also provided along the Main Channel for various program and transient uses. Concrete floating docks are anticipated for the marina based on stability and durability. Other dock systems are feasible as well, and, at the City's discretion, can be investigated in the next phase of design.

It is proposed that power, water and sewer be provided at each slip, with credit card and/or coin operated power centers, with all other services being free of charge. Since these are transient docks, it is suggested that dock boxes not be installed on the docks, except where desired by City maintenance personnel for storage of tools or equipment.

The marina will be fenced and controlled security access provided at the two gangway entrances. A marina administration building, containing an office, rest rooms, and washing machines, will be provided adjacent to the entry point in the small parking area south of the main entry to the park.

Water quality in the proposed visiting vessel marina will be dependent on tidal flushing. Studies have indicated that a mechanical water circulation system should be used to enhance the water quality. These types of devices have been installed in both Newport Beach and Dana Point, with acceptable results. Selection and configuration will be evaluated in light of the state of the technology when construction documents are finalized.

The Basin will be created by the installation of concrete sheet piles and tie back systems consisting of either deadmen or tiebacks on the west and south faces of the Basin, and an earth anchor system planned for the east face of the Basin, adjacent to the Legion facility. Some of the earthen material to be excavated/dredged may be unacceptable for beach replenishment or ocean disposal. The full sediment report, once completed, will detail the nature of the materials to be handled, and the disposal options available.



1st Floor



Balboa Center – The 10,800 square-foot center will include three flexible classrooms on the ground floor for use by the sailing programs as well as other City programs. The second floor will provide administrative functions and a large room that accommodates up to 80 people. The room could be used as a large classroom, for banquets, or be divided into four classrooms using moveable room dividers. This room will have 12-foot-tall operable windows leading to a large wrap-around dock-like deck that links the Community Center and Sailing Center buildings and will provide a viewing deck with uninterrupted views of the Marina, the park, the Bay and Lido Isle.

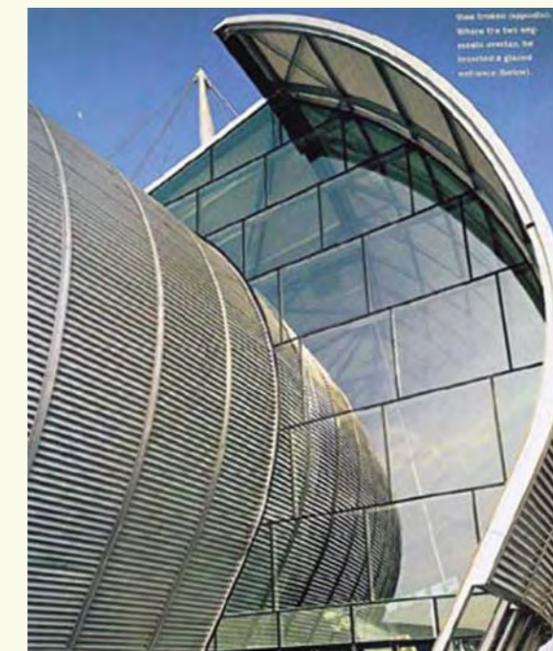
Roof-mounted photo-voltaic cells, natural daylight and use of water saving devices for building consumption and use of recycled materials for interior and exterior building components represent several of the sustainable design characteristics of the project.



The Sailing Center is proposed to be 11,200 square-feet accessible by a two-story gallery space leading to a medium sized flexible meeting room and a reception area with views focused toward the park. Rest rooms with lockers and showers are located across the corridor from a prominent double-volume day-lit indoor space for storage and maintenance of the boats and equipment used in the sailing program. The second floor will include a new cafe and administrative offices, both having dramatic views of the park and the sailing facilities.



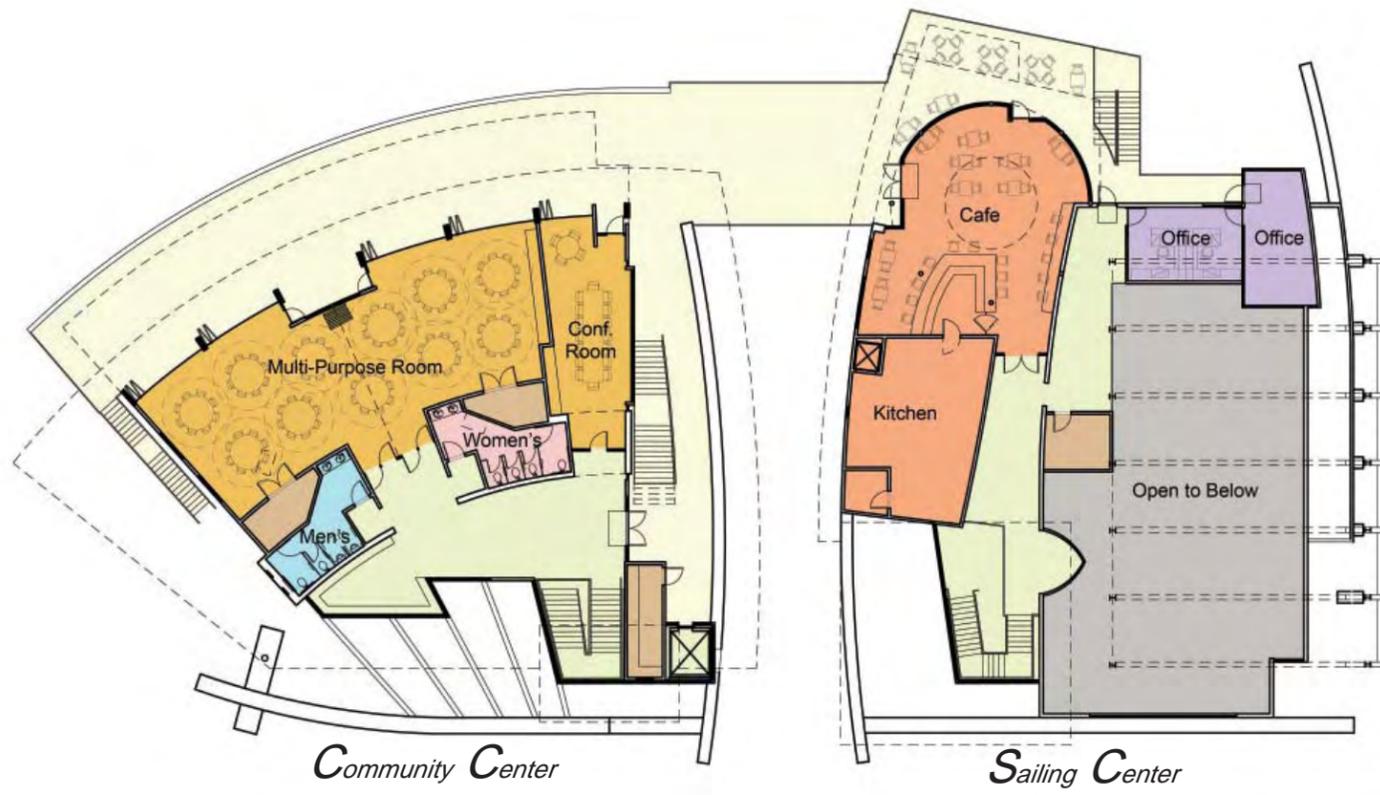
View of Community and Sailing Center from Front



Marina Park Schematic Design



2nd Floor



View of Community and Sailing Center from Beach



View from Sailing Center Dock



View from Visiting Vessels Marina Entrance

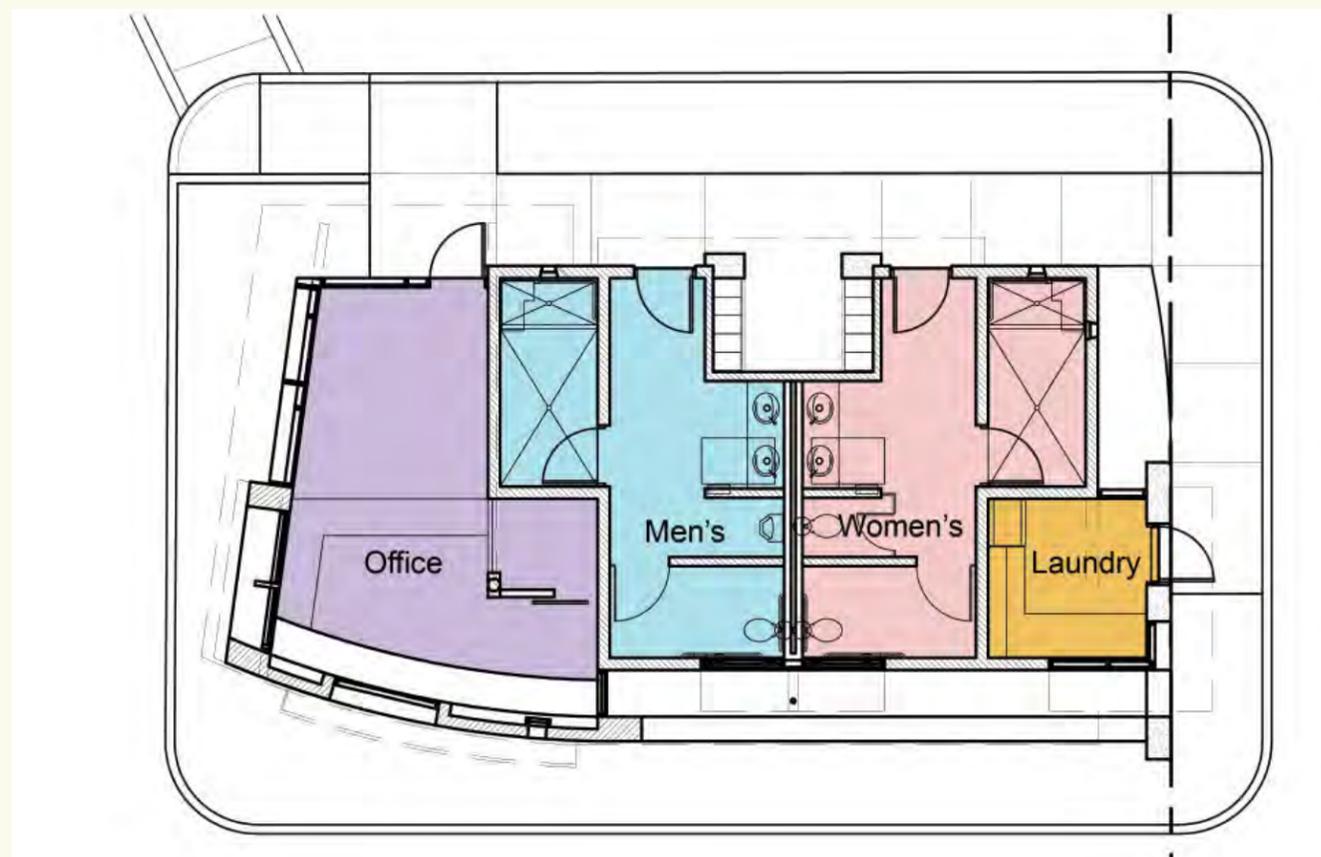


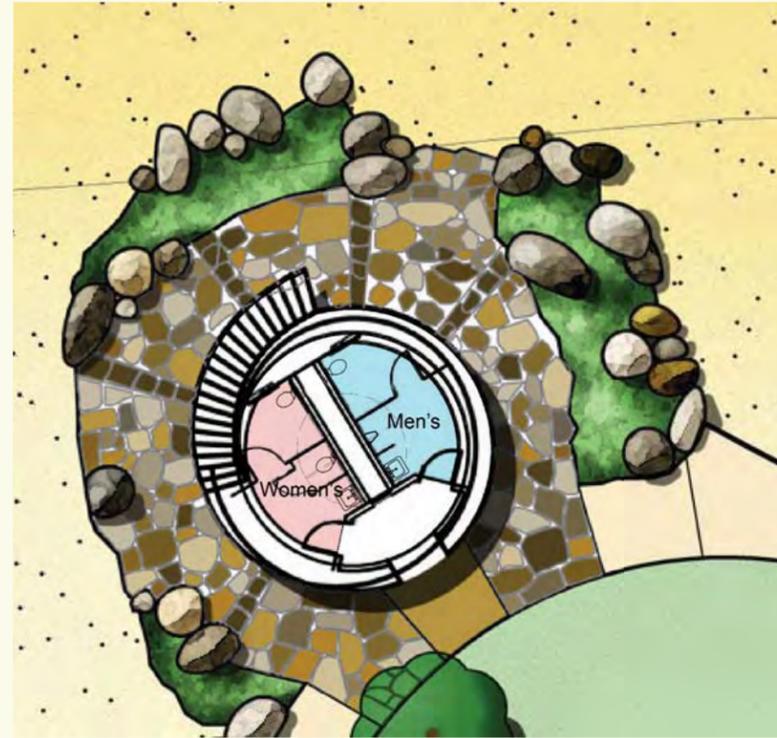
Marina Services Building

This small building provides the administrative space and support services associated with the visiting vessel marina. A tower element provides visibility to and from the marina area, and helps visitors identify the office location. A smooth curving roof that echoes the dramatic roof of the sailing center shelters a small coin-operated laundry for visitors, as well as rest rooms with showers.



View from Balboa Boulevard



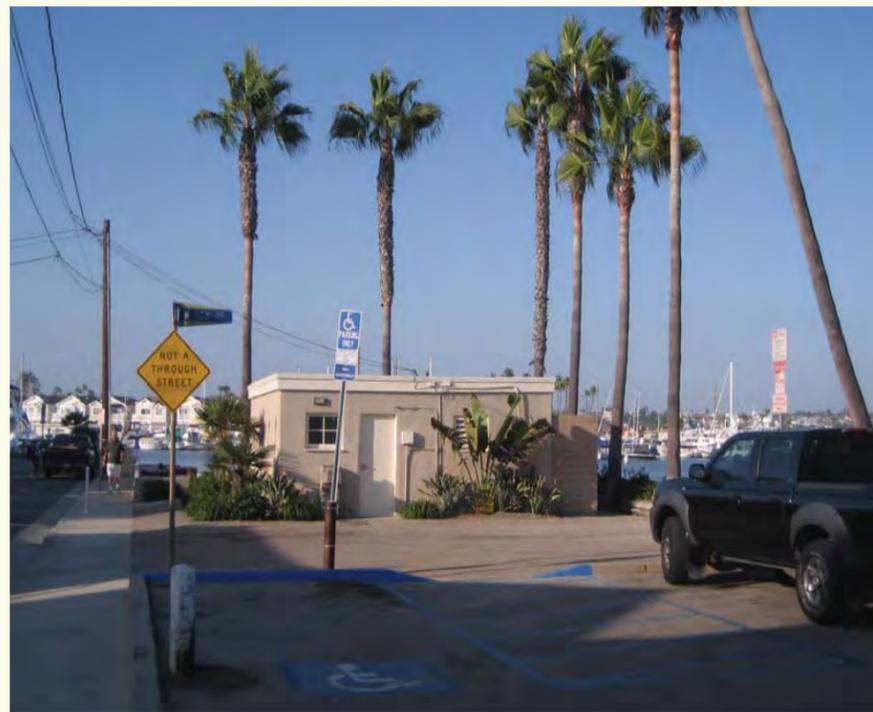


Lighthouse Rest Room

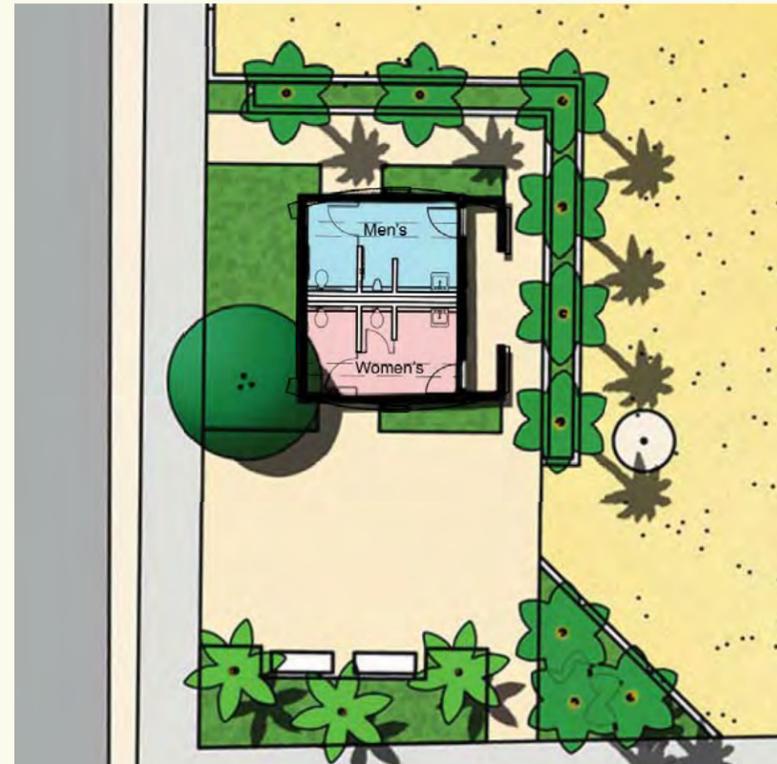
Located adjacent to the main play area, this building takes the playful shape of a lighthouse, providing both modern rest room facilities central to the park and the beach, as well as an upper level overlook that gives visitors dramatic views over the harbor. The themed exterior belies careful attention to providing an easily maintained, high durability interior. The lantern of the lighthouse provides both natural light to the interior, as well as ventilation.

19th Street Rest Room

This structure replaces an existing rest room structure with the same program of facilities, in a contemporary structure that meets current code requirements. Designed to provide natural light and ventilation, high durability and easy maintenance in a form that reflects the other buildings in Marina Park, this building provides a convenient facility for the highly popular beach area along Bay Street.



Existing 19th Street Rest room





Playground

The playground design is inspired by Newport Harbor. A bridge and pier link the park to the playground area on the sand. The rubberized play surface is shaped in waves in two colors of blue. The various play structures will be positioned in a similar layout to the islands in Newport Harbor.

All of the structures will have a nautical theme. Canopies will be provided over the younger children's play area and a separate seating area to provide shade. The adjacent restroom and look-out area is themed to look like a lighthouse. A ramp spirals up the base of the lighthouse to afford views of the harbor. Large rocks with grasses growing among them form the base of the lighthouse.

Water Play Area

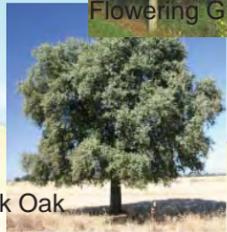
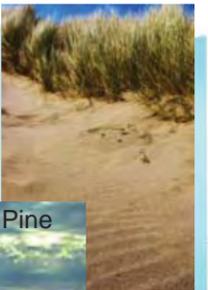
The water play area includes a number of different elements, all offering the opportunity to splash and play in the flowing water. A control system minimizes the amount of water flowing when there is no activity, and then activates various jets, spouts and spigots as the kids interact with the system. The water is collected, treated and recycled with pumps located in an underground vault. The play surface is covered with recycled rubber, shown in a nautilus pattern, providing a slip resistant surface that doesn't impede the flow of the water.



Planting Narrative

The tree planting scheme for the park was developed with several different objectives in mind, but the primary concern was the view through 'The Window on the Bay'. Tree species were selected that can be maintained with a high canopy to allow direct line of sight from Balboa Boulevard out into the harbor. The Mexican Fan Palms (*Washingtonia robusta*) that are an iconic part of the existing skyline are reused along the main walkways into the park. Other trees are located informally, breaking up the space into smaller spaces that are well suited for the stated goals of unstructured recreation. Certain trees are identified as heritage trees serve as focal points. Tree species that would develop the picturesque wind carved character of much of the coast were included, as were plants that echo the natural dune plantings that would normally occupy the coastal zone.

Large areas of low-water-use salt tolerant turf will be used to support the programmed use of the park for informal play. Runoff from the roof of the main buildings will be directed into an area of taller grasses to slow the rate of flow and filter particulates out before it infiltrates into the subsurface water. Shrubs will be used adjacent to the buildings and to screen the parking areas from the street. The area at the base of the Lighthouse restroom building will also be planted with grasses to create the feeling of the primary dune.



Marina Park Schematic Design





A



B



C

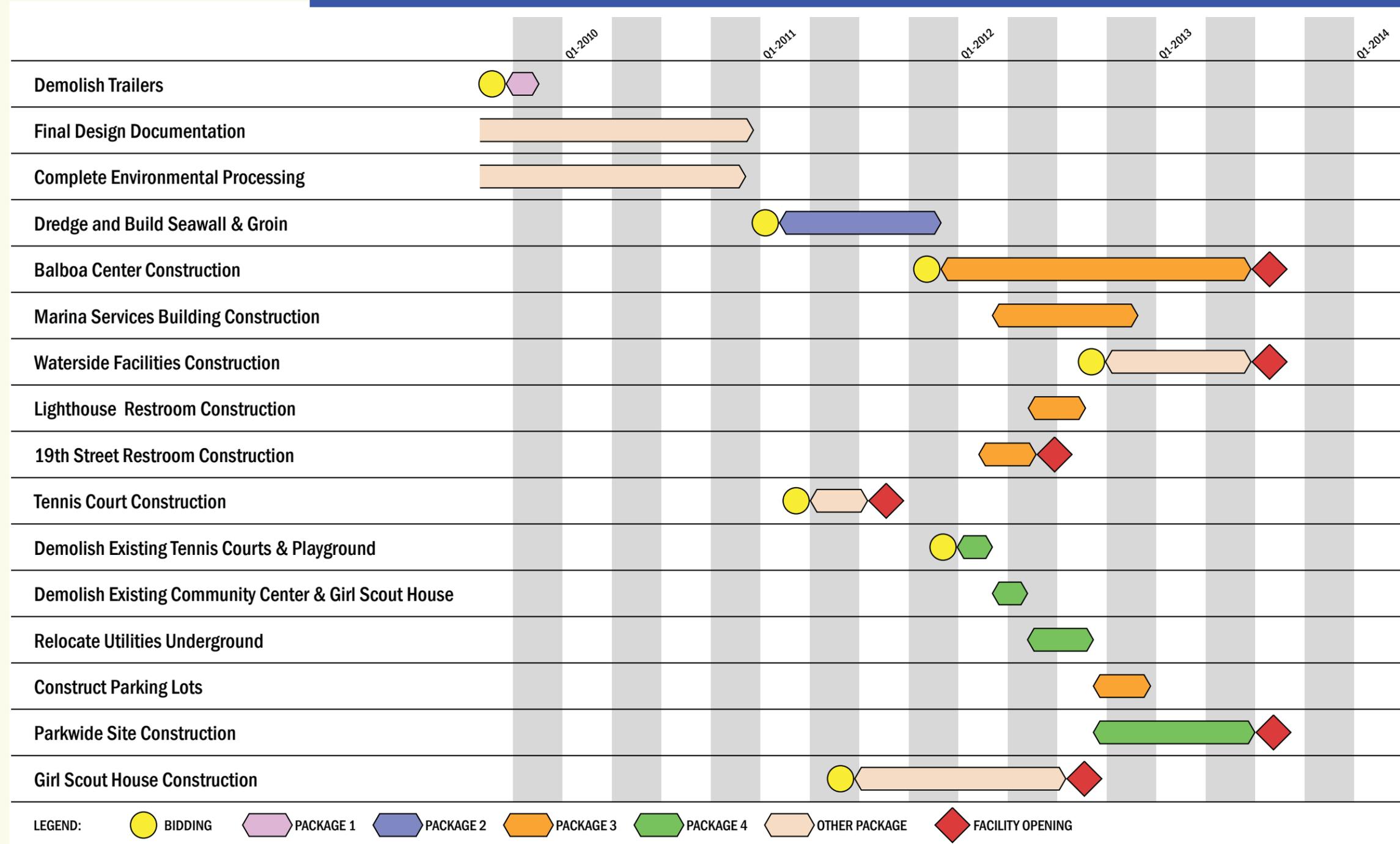


As a part of the Environmental Impact Report, a number of view simulations were prepared, showing the park from various vantage points located in the public right of way along Balboa Boulevard. Of particular concern was the massing and arrangement of the buildings, which impact the view to the water, however given the degree of obstruction that exists, the consensus was that the overall impact was positive.

Shown here are three of the views, one at the main entrance to the park, one looking at the Balboa Center, and one that includes the Marina Services Building with the marina beyond.

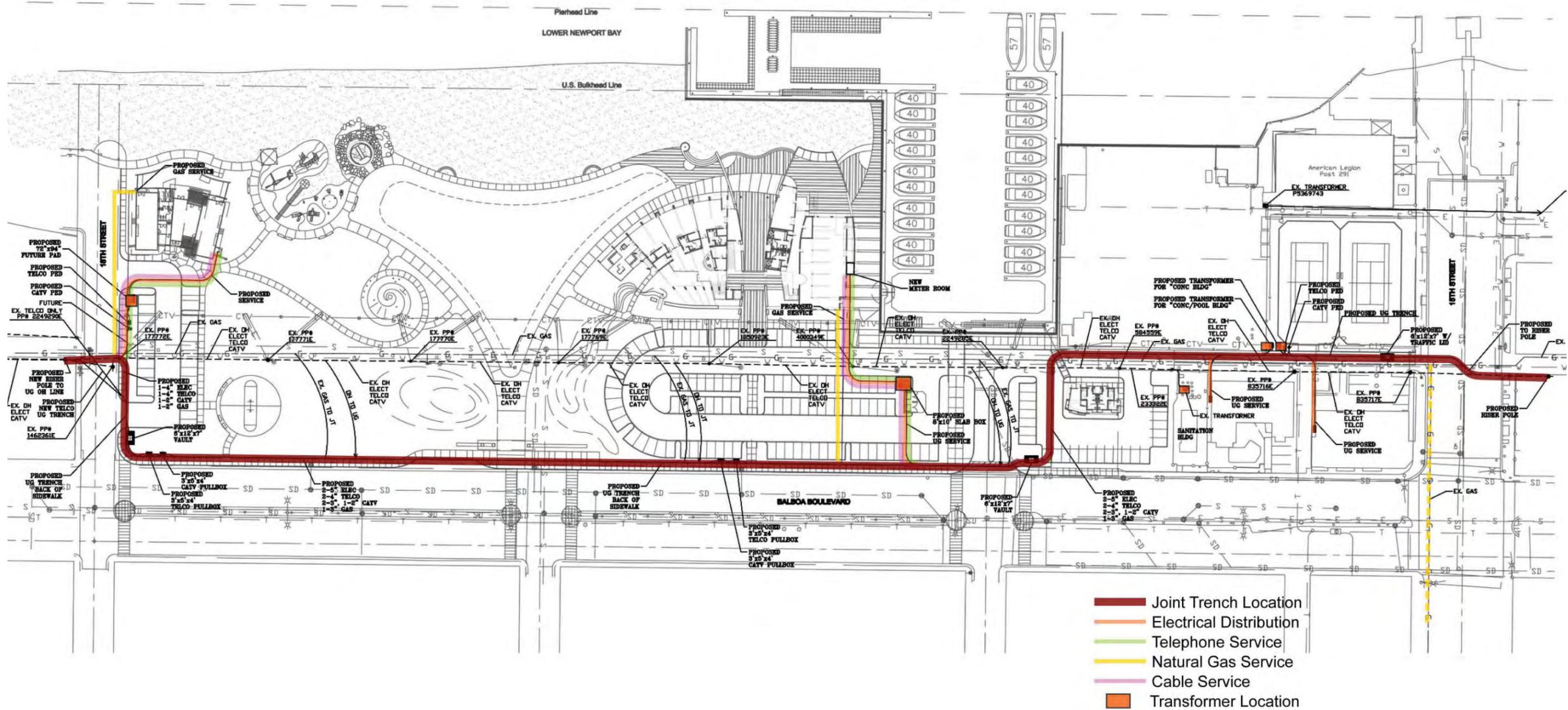
Marina Park Schematic Design





An important part of mitigating the effects of the construction on the adjacent land uses is the careful phasing of the construction operations. By postponing the demolition operations along the Balboa frontage, much of the dust and noise will not have an impact on the visitor, and a buffer is created that separates the adjacent homes from the construction for a significant portion of the overall schedule. As one would expect, there are important interrelationships between the various elements of the project that will need to be addressed in the final stages of design. However, this general schedule is designed to minimize the impact of those interconnections on the construction process. The division into packages is intended to reflect the division of the project by scope and time of execution, thus the demolition of various elements, while similar in scope occur at very different times, and are separated to facilitate their execution. It is expected that the durations and milestones will be adjusted as the project continues through the design process.

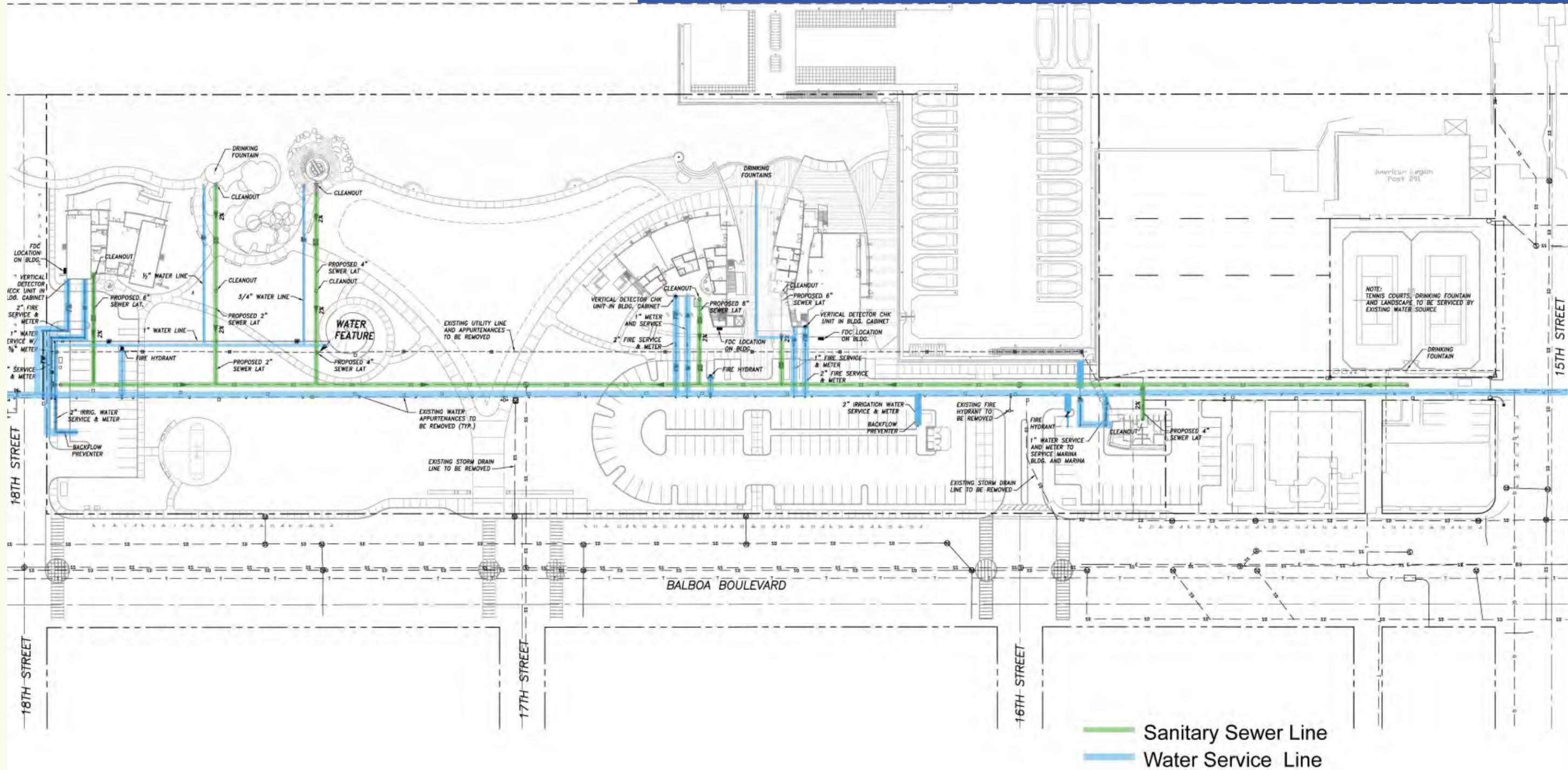




Schematic Dry Utility Plan

Marina Park Schematic Design

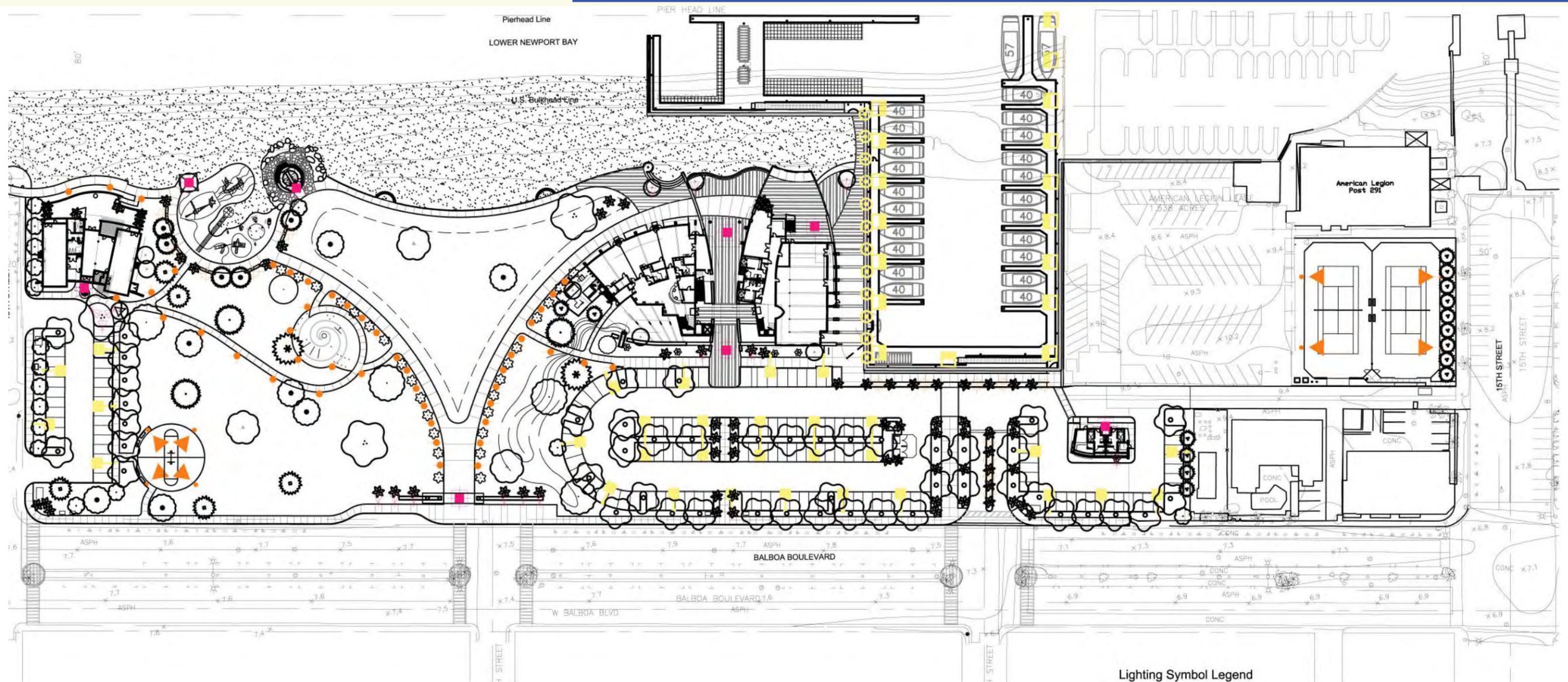




Schematic Wet Utility Plan

Marina Park Schematic Design





Lighting Symbol Legend

-  Decorative Post Light
-  Parking Lot Safety Lighting
-  Timed Sport Court Lighting
-  Bollard Light
-  Light integrated into railing
-  Marina Lighting - Security
-  Building/Structure Lighting
-  Tree Uplight

Schematic Lighting Plan

Marina Park Schematic Design



MARINA PARK COMMUNITY CENTER PROPOSED PROGRAM PLAN

The City plans to offer an extensive program plan when the Marina Park Community Center (MPCC) opens. The following program plan is broken down by age level and program type:

- Pre-School – Educational, day camp, arts and crafts, music, cooking, dance and sports type classes.
- Youth – After school, day camp, educational, enrichment, dance, cooking, arts, karate and music.
- Adults – Yoga, pilates, enrichment, dance, fitness, computers, cooking, and music.
- Seniors – Bridge, fitness, enrichment, cooking, art and dance.
- Classes for All Ages – Tennis, family cooking, dog obedience.

The MPCC will be available for private rentals (weddings, birthday parties, family reunions, and City events) during regular business hours and for after hours use.

Possible year-round operating hours for the MPCC:

Monday – Thursday	8am – 8pm
Friday	8am – 6pm
Saturday	8am – 3pm
Sunday	Available for Rentals

MARINA PARK SAILING CENTER (MPSC) PROPOSED PROGRAM PLAN

MPSC will provide an outlet for ocean based activities which will include sailing, windsurfing, rowing, canoeing, kayaking, marine science, and paddle boats. Classes and camps will be offered year round at the center and also some possible equipment (excluding kayaks) will be available for rental during the weekends during non-summer months and daily during the summer months.

Below is more information about the proposed programming at the center:

- Youth Aquatic Camps – Camps will be offered during the school holidays and the summer season. Camps will be offered in sailing and possibly in other aquatic areas.
- Sailing – Classes/camps will be offered year round during evening, weekends and weekdays during the summer. Type of classes will include:
 - Beginning, Intermediate & Advance Sailing with Sabots (8 ft. boats) and Lidos (14 ft boats, made by Schock
 - Introduction to Small Boat Racing
 - Sailing and Tennis Camp
 - Sailing Camp
 - Beginning, Intermediate, & Advance Keelboat Sailing
 - Moonlight Sailing
 - Family Sailing
 - Parent and Me Sailing
 - Boomers Sailing
 - Adaptive Sailing
- Kayaking – Classes will be offered year round during the evening and weekends and also weekdays during the summer months.
- Marine Science/Other Programs – Classes and camps will be offered year round. Type of classes will include oceanography, tide pools, marine life and environmental science; as well as fishing classes and camps.

- Boating Safety program will be offered during weekends and evening year round. Certifications will include:

- Adaptive Sailing
- US Sailing Small Boat Certification
- US Sailing Keelboat Certification
- US Sailing Basic Cruising Certification
- California Boating Safety Certification
- US Coast Guard Captain's License Certification

- Equipment Rentals – Rental equipment will be available weekends and daily during the summer.

- Private Lessons/Parties – Will be offered year round.

Possible operating hours for the MPSC:

September - May

Monday – Thursday	3 - 8pm
Friday	3 - 8pm
Saturday*	7am - 5pm
Sunday	Closed

*MPSC will offer special programs in the evening on weekends, holidays and summer months

June – August

Monday – Friday	8am - 8pm
Saturday	8am - 6pm
Sunday	11am - 5pm

MARINA PARK SAILING CENTER (MPSC) CAFE PLAN PROPOSED OPERATIONAL USE

The proposed café will provide a scenic view of the Newport Harbor for residents and visitors to enjoy year around. The proposed menu would American cuisine to include breakfast (eggs, bacon, pancakes), lunch/dinner daily (hamburgers, sandwiches, salads, fries) along with desserts (ice cream, pies, cakes). The café should seat 56 customers (32 inside/24 outside).

Possible operating hours for the MPSC Cafe:

September - May

Monday – Saturday	7am - 8pm
Sunday	7am – 6pm

June – August

Monday – Saturday	7am - 9pm
Sunday	7am - 7pm

Prepared by City of Newport Beach Community Services - October 2008





PROGRAM – MARINA PARK COMMUNITY CENTER & SAILING CENTER 10/07/08

I. COMMUNITY CENTER

Description	1 st floor	2 nd floor	Square Ftg.	Room Size	Comments/Adjacencies
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A. PUBLIC SPACES

1. Reception / Lobby / Gallery 1 st floor			1,171	Irregular shape	<ul style="list-style-type: none"> Centrally located Located at entry Dramatic, High ceiling Donor identification History gallery / display Drinking Fountain Public pay phones View to bioswale Activity gathering Adjacent to: <ul style="list-style-type: none"> - Multi-purpose Room - Lobby - Restrooms
2. (3) Medium Multi-purpose Rooms Storage			(985,980,935) 2,900 (99,84,76) 259	(3) @ 22'x40'+ (3) @ 6'x14'+	<ul style="list-style-type: none"> Semi-centrally located Divisible space Storage Sink(s) for arts & crafts Provide sports floor in one room View to water AV capability Adjacent to ground floor: <ul style="list-style-type: none"> - Restrooms Preschool Toilet for one
3. General Storage			391		<ul style="list-style-type: none"> Accessible to general circulation areas

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4. Men's/Women's Restrooms + Preschool Toilet + Janitors Closet			580		<ul style="list-style-type: none"> (2) @ 12'x20' (1) @ 8'x7' (1) @ 4'x5' <ul style="list-style-type: none"> Centrally located Men's <ul style="list-style-type: none"> - 2 stalls - 1 urinals - 2 sinks - infant changing table Women's <ul style="list-style-type: none"> - 2 stalls - 2 sinks - infant changing table Janitor closet adjacent
5. Elevator (1) Elevator equipment room (1) Internal Stair (1)			396		<ul style="list-style-type: none"> 10'x8' 5x8 (3) 5' x 24' <ul style="list-style-type: none"> 2-stop ADA compliant elevator Stair & Elev. Adjacent to: <ul style="list-style-type: none"> - Lobby - 2nd exit stair to outdoor
6. Office			488	Irregular shape	<ul style="list-style-type: none"> Offices/ Work Areas Fax/Copier Reception Work Area & Counter Semi-centrally located Storage Adjacent to: <ul style="list-style-type: none"> - Restrooms - Lobby
7. Electric room (1)			166	9'x18'	<ul style="list-style-type: none"> Adjacent to: <ul style="list-style-type: none"> - Lobby
8. Medium Multi-purpose Room w/ Storage 2 nd floor			(931,919) (102,88) 2,040	32'x50' 10'x19'	<ul style="list-style-type: none"> Banquet seating for up to (12) 72" dia. Tables of 8-10 for 80 – 100 seats Divisible into halves High ceiling Abundant storage Separate entrance from ground level AV capabilities Adjacent to: <ul style="list-style-type: none"> - Lobby - Kitchen - Outdoor patio – view - Restrooms



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9. Men's/Women's Restrooms	(273,265)	(2) @ 10'x23'	<ul style="list-style-type: none"> ▪ Centrally located ▪ Men's <ul style="list-style-type: none"> - 2 stalls - 2 urinals - 2 sinks - infant changing table ▪ Women's <ul style="list-style-type: none"> - 4 stalls - 2 sinks - infant changing table
2nd floor	538		
B. PRIVATE SPACES –			
10. Conference Room	578	40'x14'	<ul style="list-style-type: none"> ▪ Seats 20 ▪ Share with Aquatic Center ▪ Adjacent to: <ul style="list-style-type: none"> - Office areas - Outdoor patio - access to Coffee maker - AV capabilities
11. Catering Kitchen	148	21x7	<ul style="list-style-type: none"> ▪ Warming only, no prep, for catering ▪ Adjacent to: <ul style="list-style-type: none"> - Med. Multi-purpose Rm. - Storage - Delivery / trash area with dumbwaiter
12. Lobby Seating Areas	1,102		<ul style="list-style-type: none"> ▪ Gathering space /lobby area ▪ Circulation

Total 1st floor areas	6,351
Total 2nd floor areas	4,406
TOTAL COMMUNITY CENTER	10,757

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II. SAILING CENTER			
Description	Square Ftg.	Room Size	Comments/Adjacencies
A. PUBLIC SPACES			
16. Entry vestibule + display / Circulation	1,229	Irregular	<ul style="list-style-type: none"> ▪ High ceiling ▪ Visibility down hallways ▪ Conduct Boat rentals ▪ Visual Access to dock area
17. Boat Bays	3,830	82'x46'	<ul style="list-style-type: none"> ▪ High ceiling ▪ Exterior access to beach ▪ Adjacent to: <ul style="list-style-type: none"> - Maintenance Bays - Outdoor teaching areas - Restrooms - Work area / storage
18. Men's/Women's Restrooms / shower + Janitor closet			<ul style="list-style-type: none"> ▪ Centrally located ▪ Men's <ul style="list-style-type: none"> - 1 stall - 2 urinals - 2 lavs - 2 showers / 8 lockers ▪ Women's <ul style="list-style-type: none"> - 3 stalls - 2 lavs - 2 showers / 8 lockers - Janitor closet
-Men's Locker	194		
-Men's Restroom	221		
-Janitors, Dumbwaiter, shaft	93		
-Women's Restroom	222		
-Women's Locker	175		
	905		
19. Administrative office / reception	214		<ul style="list-style-type: none"> ▪ Accessible to exterior water activities ▪ Adjacent to: meeting room
20. Flexible meeting room	909	30' x 25'	<ul style="list-style-type: none"> ▪ Accessed from exterior ▪ Adjacent to restrooms <ul style="list-style-type: none"> - reception desk - general storage
21. Sailing parts / Maintenance /Storage	347	10'x30'	<ul style="list-style-type: none"> ▪ Maintenance bench, tool storage ▪ Secured areas for tools ▪ Adjacent to: <ul style="list-style-type: none"> - Boat Bays - Outdoor teaching area - Docks



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22. Storage	177	10'x20'	▪ Adjacent to: - Boat Bays
23. Electric Room	98	12'x8'	▪ Adjacent to: - Boat Bays
24. Community Cafe	1,270	30'x 50'	▪ Semi-private (noise) ▪ Table & window seating with view to and from water and streets ▪ Adjacent to: -outside patio -near restrooms ▪ With separate kitchen / storage ▪ With restroom ▪ Bar, table, and booth seating for approx. 30

B. PRIVATE SPACES –

25. Kitchen for Caf☐	712	24x30'	▪ Adjacent to cafe ▪ Includes refrig. storage ▪ dumbwaiter
26. Administrative Office	282	20'x12'+	▪ View to landing & boat activity ▪ (2) work stations ▪ fax copier area ▪ Adjacent to: - Restrooms - Lobby - Maintenance bays
27. Monitoring office	296	12'x24'	▪ View to water activities from 2 nd floor ▪ View to boat bays area ▪ Access to administrative area
28. Circulation/ Mezzanine	507,285 792	Irregular	▪
29. Storage	124	10'x12'	▪

Total 1st floor areas	7,709
Total 2nd floor areas	3,476
TOTAL ALL SAILING CENTER USES	11,185

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BALBOA CENTER	21,942
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