



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 26, 2021

TO: Balboa Park Committee
Agenda of June 3, 2021

FROM: Christina Chadwick, Assistant Deputy Director, Parks and Recreation Department

SUBJECT: Palisades Restroom and Organ Pavilion Restroom Improvements

SUMMARY

Issue – Should the Balboa Park Committee recommend approval of the proposed conceptual plans for the Palisades Restroom Improvements and Organ Pavilion Restroom Improvements?

Department Recommendation – Recommend approval of the proposed conceptual plans for the Palisades Restroom Improvements and Organ Pavilion Restroom Improvements.

Other Recommendations – The proposed project has been reviewed by the following:

- The proposed conceptual plans have been reviewed by Historic Resources staff and found to be in compliance with preservation standards.
- The proposed conceptual plans have been developed in conjunction with the Toileteers advisory group.
- The proposed conceptual plans have been reviewed by the Balboa Park Project Improvement Committee (PIC). The PIC does not take action on items but does provide feedback on projects presented to them. Recommendations from the PIC have been incorporated into the conceptual plans.
- Parks and Recreation staff held a Workshop with the Balboa Park Committee on March 4, 2021. We have since met with the Toileteers advisory group on two occasions and presented to the Balboa Park Project Improvement Committee. Plans have also been prepared with direct input from the City Office of ADA Compliance and Accessibility and Historic Resources staff. With recommendation of approval by the Balboa Park Committee these two conceptual plans will be forwarded to the Engineering and Capital projects Department for implementation. The Balboa Park Committee recommendation will complete the community outreach identified in Council Policy 600-33.

Fiscal Statement – The estimated cost for design and construction of the proposed project is yet to be calculated. A design and construction budget will be prepared when the conceptual plans are provided to the City’s Engineering and Capital Improvements Department.

Environmental Review – The City of San Diego as lead agency under the California Environmental Quality Act (CEQA) will conduct environmental review under State of California CEQA guidelines.

Code Enforcement Impact - None

Housing Impact - None

BACKGROUND

With the cancellation of the Plaza de Panama Project funding was redirected to be invested into Balboa Park infrastructure. Along with other projects, funding was identified to address renovation or replacement of the Palisades restroom, the Organ Pavilion restroom, the Spanish Village restrooms and the Morley Field restroom located adjacent to the east parking lot and multi-purpose fields.

The Palisades restroom is located between the Air and Space Museum and the Automotive Museum at the southwest corner of the Palisades area. The building was originally constructed for the 1935 California Pacific International Exposition and is considered a contributing element to the National Historic Landmark District. The building has had minor modifications in the past and retains a high degree of historic integrity. The restrooms are a traditional design with a Men’s side on the east and a Women’s side on the west. The building is in fair condition but would greatly benefit from improvements.

The Organ Pavilion restroom was constructed in 2001 and overall is in good condition. The exterior of the building is in very good condition, but the interior is only in fair condition. The restroom is a traditional design with a Men’s side on the north and a Women’s side on the south. The building is central to the park and is heavily used. Being located along Pan American Road the building is very visible to drivers and pedestrians. The building is not considered historic.

The Parks and Recreation Department has been trending toward providing gender neutral restroom facilities to better serve the diversity of our constituents. The goals for the Palisades restroom and Organ Pavilion restroom are to provide gender facilities, improve accessibility, improve security and improve maintainability.

DISCUSSION

Palisades Restroom

The Palisades restroom was constructed for the 1935 California Pacific International Exposition and is a contributing element to the National Historic Landmark District. Historic resources staff was consulted during the preparation of these plans to assure consistency with preservation standards.

The Palisades restroom is currently configured for a traditional Men's restroom and a Women's restroom. The goal is to provide gender-neutral facilities. In the proposed design the western portion (Women's restroom) would become a ranger's office and visitor information center. The visitor center could provide information, park maps, event schedules and any other relevant information. The center could also be used for sale of pre-packaged drinks and snacks, memorabilia and possibly park passes. Final use of the space is to be determined.

The eastern portion would become gender-neutral restroom facilities. The following changes to the building are proposed:

- The south entrance would be sealed.
- The northeast entrance would be changed back to a window per the original design.
- Two windows on the east façade would be changed to doors with a width of approximately four feet. Modestly decorative gates would be used to allow securing of the facility.
- The two central windows would be enlarged and connected for better visibility and security. The larger window would have modest decorative grille work that would be open during use but allow for securing of the facility.
- Original windows would have the metal mesh grilles removed and replaced with new windows.
- The entrance to the Visitor Center and ranger office would be filled with a wood-framed door and sidelight with glass panes.
- Drinking fountains would be provided under the overhang on the south elevation.
- The interior would contain individual restroom stalls with locking doors as shown on the plans. The restrooms would also include hand washing sinks, hand dryers and a baby changing station.
- The exterior paved area would be enlarged, and additional lights provided for better security.

The proposed design of the Palisades restroom provides good visibility while retaining as much historic fabric as possible. Gender-neutral facilities are available for all. Additional lighting and an enlarged patio space allows for security and waiting space.

Organ Pavilion Restroom

The Organ Pavilion restroom was constructed in 2001 and is not a contributing element to the National Historic Landmark District. However, it is in a central location along Pan American Road and directly across the street from the Organ Pavilion. It is perhaps the most heavily used restroom in the Central Mesa and is very visible to many park patrons. Historic Resources staff were consulted on the design of this facility as well but did not express concerns since it is not considered historic.

The organ Pavilion restroom is currently configured for a traditional Men's restroom (north side) and a Women's restroom (south side). The goal is to provide gender-neutral facilities. In the proposed design both the north and south sides would be opened up for better visibility and security.

The following changes are proposed for the Organ Pavilion restroom:

South Side (Women's Restroom)

- The existing entrance on the east end would be sealed and the vestibule used for a baby changing station.
- Most of the windows on the south facade would be eliminated and replaced with open archways to increase visibility and security as well as ventilation. The arches would have decorative gates to allow for securing of the facility.
- The storage room would be re-oriented to eliminate blind spots.
- The interior would contain individual restroom stalls with locking doors as shown on the plans. The restrooms would also include hand washing sinks, hand dryers and a baby changing station.
- Most of the planter area on the south side of the building would be paved to allow for access and waiting space.

North Side (Men's Restroom)

- The walls of the entrance vestibule at the northeast corner would be removed to improve visibility into the restroom. A new decorative gate would be added to allow for securing of the facility.
- A new six-foot wide deck would be added to the north side of the building to provide additional access to the restrooms which will improve security by providing multiple means of egress.
- Most of the windows on the north facade would be eliminated and replaced with open archways to increase visibility and security as well as ventilation. The arches would have decorative gates to allow for securing of the facility.
- An open window with decorative grille work would be provided between the archways (at the sink location) to allow for additional visibility, security and ventilation.
- A new window would be added at the accessible restroom stall for ventilation.
- The interior would contain individual restroom stalls with locking doors as shown on the plans. The restrooms would also include hand washing sinks and hand dryers.
- Lighting would be added to the south façade for visibility and security.

The proposed re-configuration of the Organ Pavilion restroom provides the following benefits:

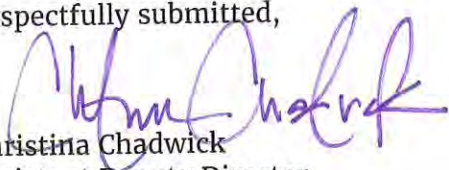
- Gender neutral facilities to accommodate all park patrons.
- Increased visibility and security.
- The north side and south side can function independently, allowing the following:
 - Staff can close the north side in the off season while keeping the south side open. This will reduce maintenance cost.
 - Having the north side open only during busy times will improve security.
 - Staff can close either side independently for cleaning.
 - If desired, the two restrooms can be separated for "Men's Restroom" and Women's Restroom" with a change in signage.

Staff has worked diligently with Historic Resources staff, the Office of ADA Compliance and Accessibility, and Balboa Park constituents in the development of the proposed restroom plans. The proposed plans provide gender neutral restroom facilities that meet ADA requirement, respect our historic resources, provide convenience and safety for park users, and can be maintained by City staff. We respectfully request support from the Balboa Park Committee.

ALTERNATIVES

1. Recommend approval of the proposed conceptual restroom plans with modifications.
2. Do not recommend approval of the proposed conceptual restroom plans.

Respectfully submitted,

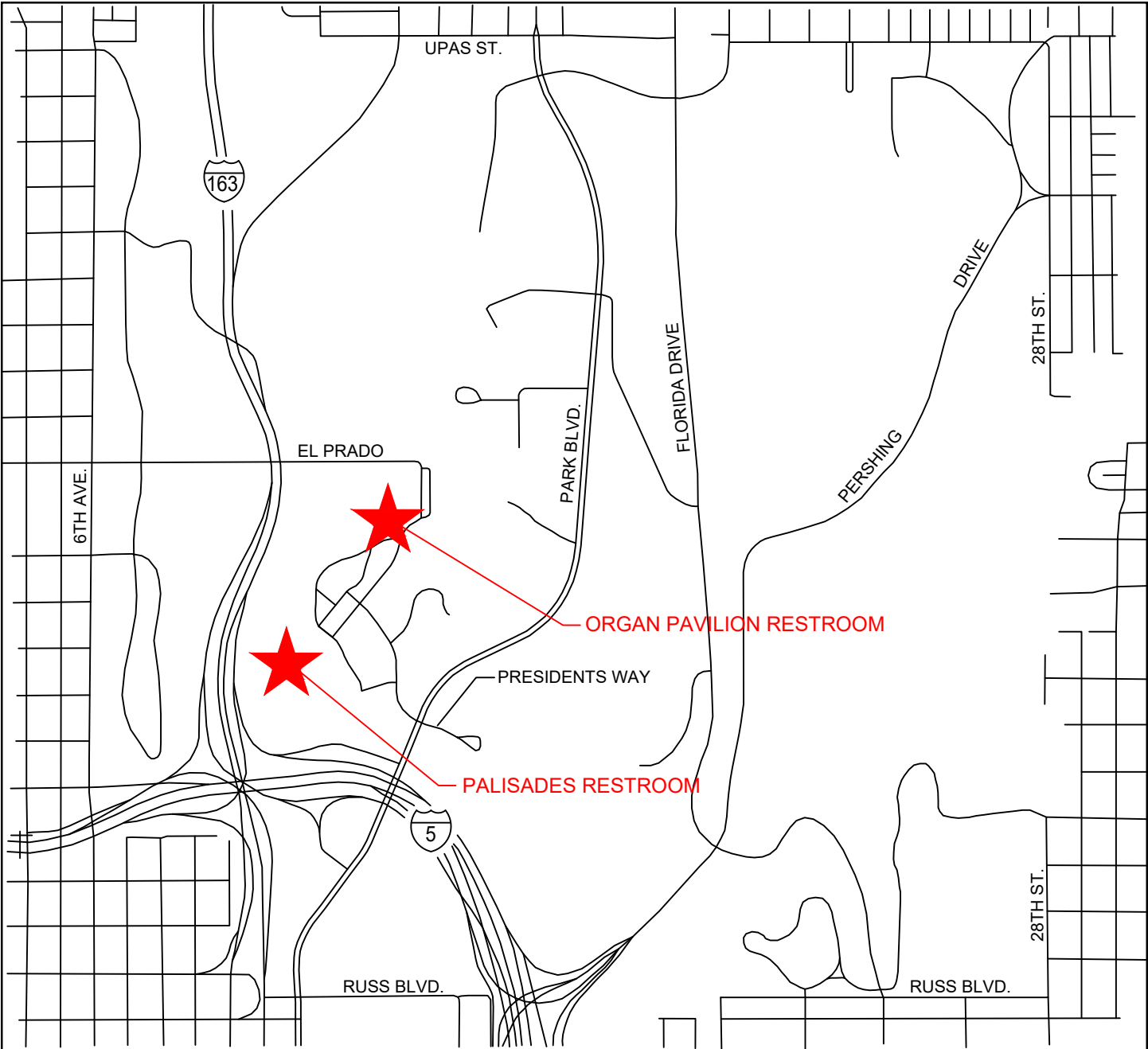


Christina Chadwick
Assistant Deputy Director

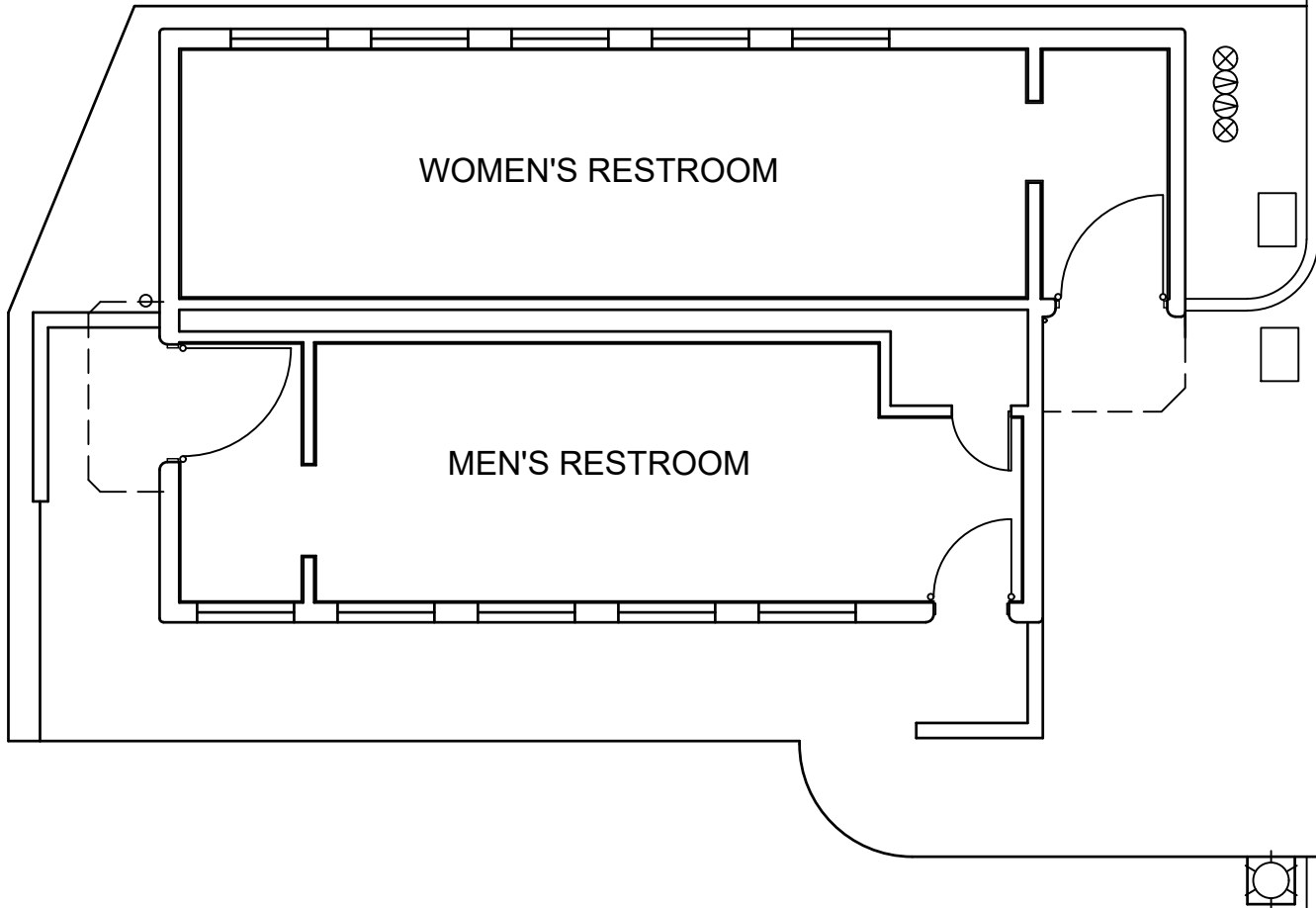
CC/cpd

Attachments: A. Vicinity Map
B. Conceptual Building Plans
C. Presentation

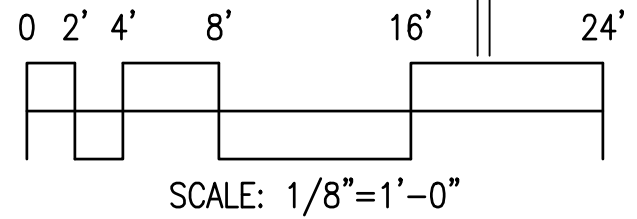
Cc: Council District 3 Office

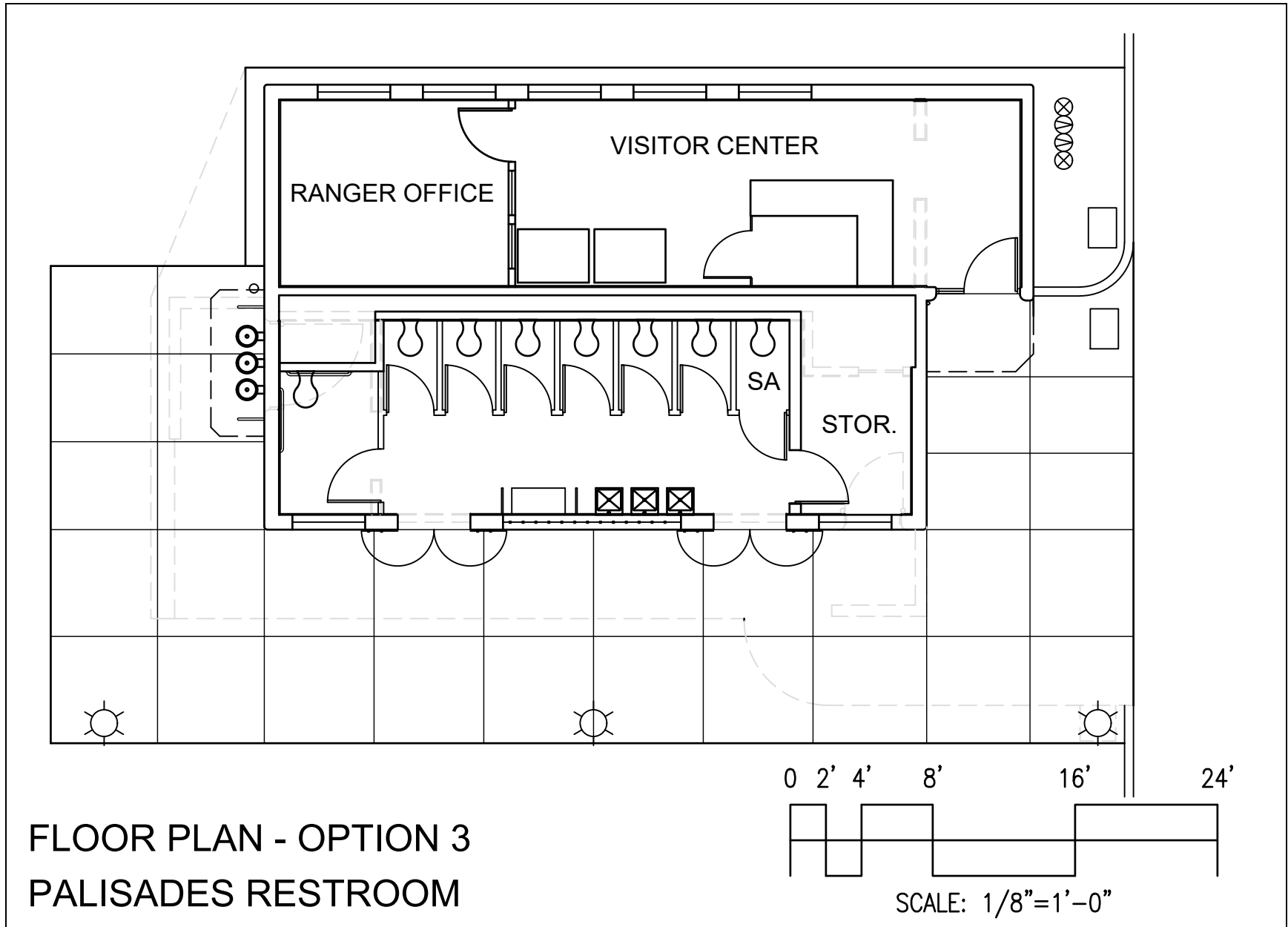


BALBOA PARK RESTROOM IMPROVEMENTS
PALISADES RESTROOM AND ORGAN PAVILION RESTROOM
PROJECT VICINITY MAP
NOT TO SCALE



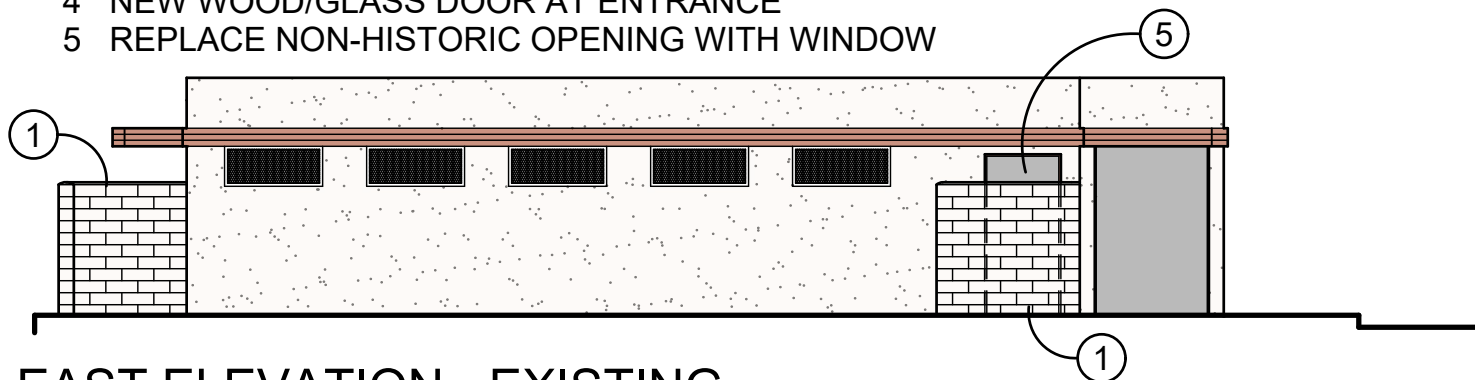
FLOOR PLAN-EXISTING
PALISADES RESTROOM



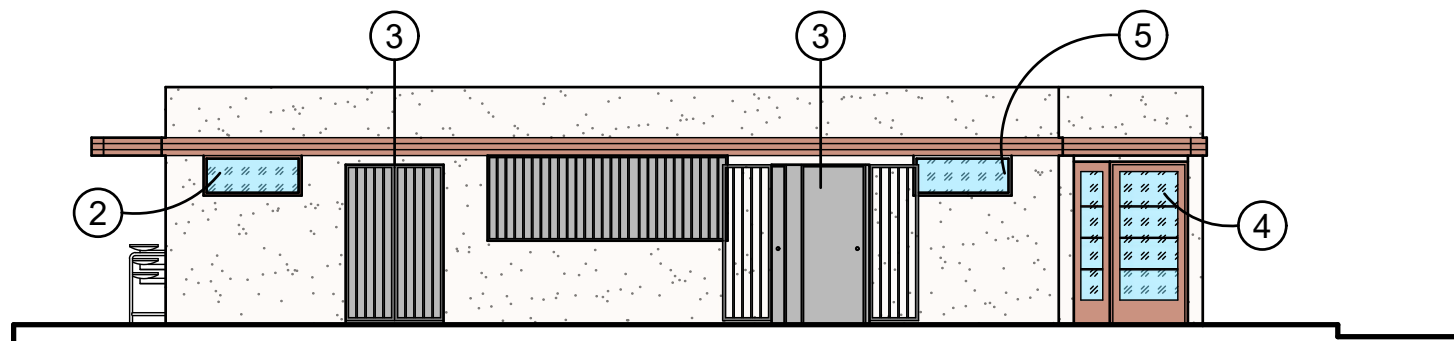


FLOOR PLAN - OPTION 3
PALISADES RESTROOM

- 1 DEMO NON-HISTORIC PONY WALL
- 2 REPLACE GRATES WITH WINDOWS
- 3 NEW OPENING AT WINDOW LOCATION
- 4 NEW WOOD/GLASS DOOR AT ENTRANCE
- 5 REPLACE NON-HISTORIC OPENING WITH WINDOW

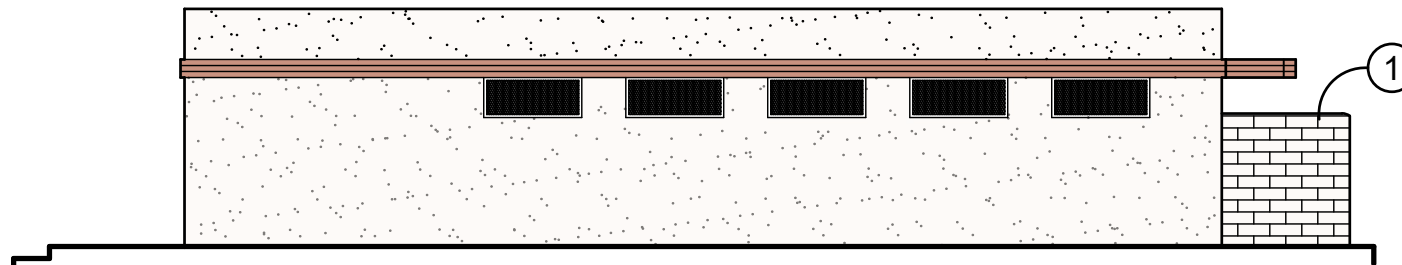


EAST ELEVATION - EXISTING

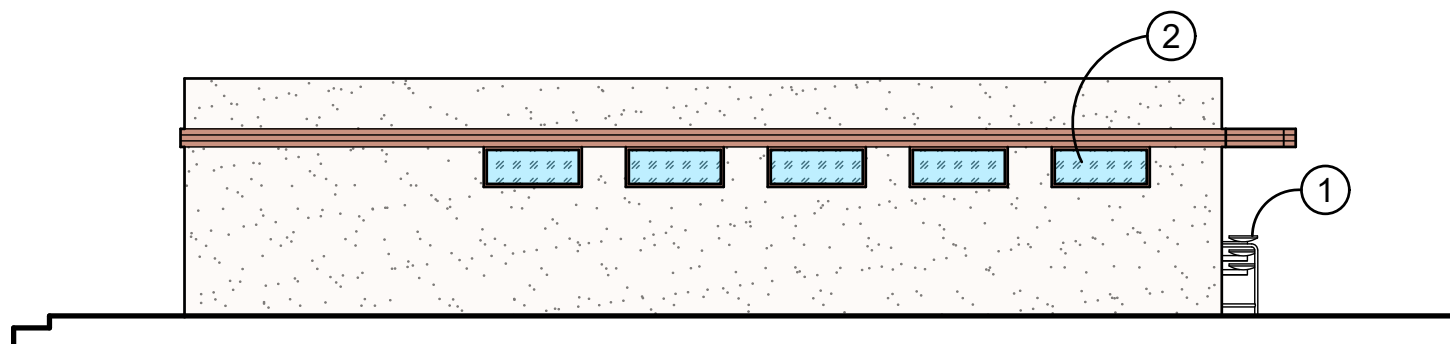


EAST ELEVATION - OPTION 3
PALISADES RESTROOM

- 1 DEMO NON-HISTORIC PONY WALL
- 2 REPLACE GRATES WITH WINDOWS
- 3 DRINKING FOUNTAINS AT WALL INFILL

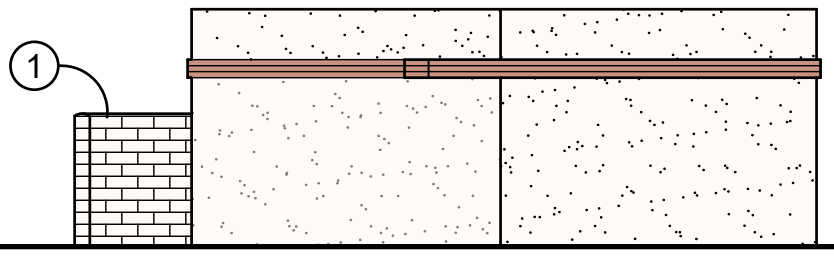


WEST ELEVATION - EXISTING

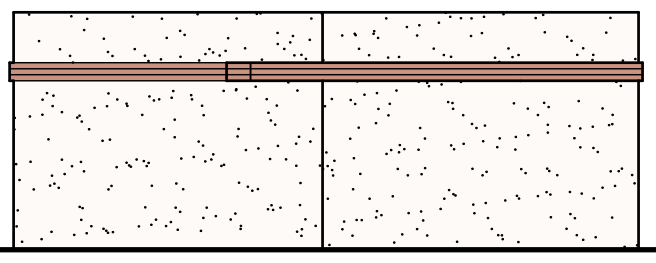


WEST ELEVATION - OPTION 3
PALISADES RESTROOM

1 DEMO NON-HISTORIC PONY WALL

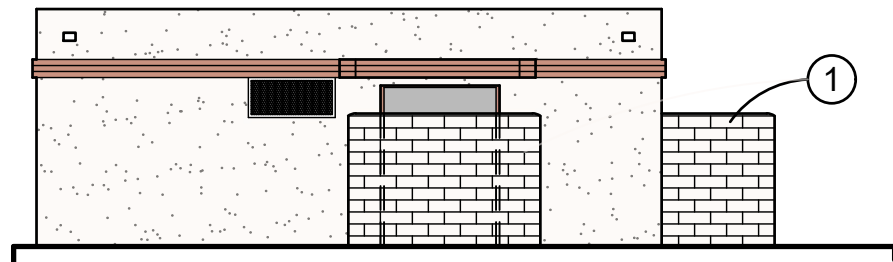


NORTH ELEVATION - EXISTING

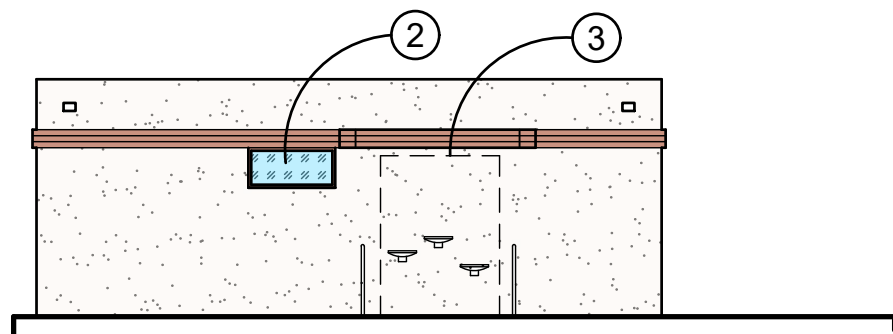


NORTH ELEVATION - OPTION 3
PALISADES RESTROOM

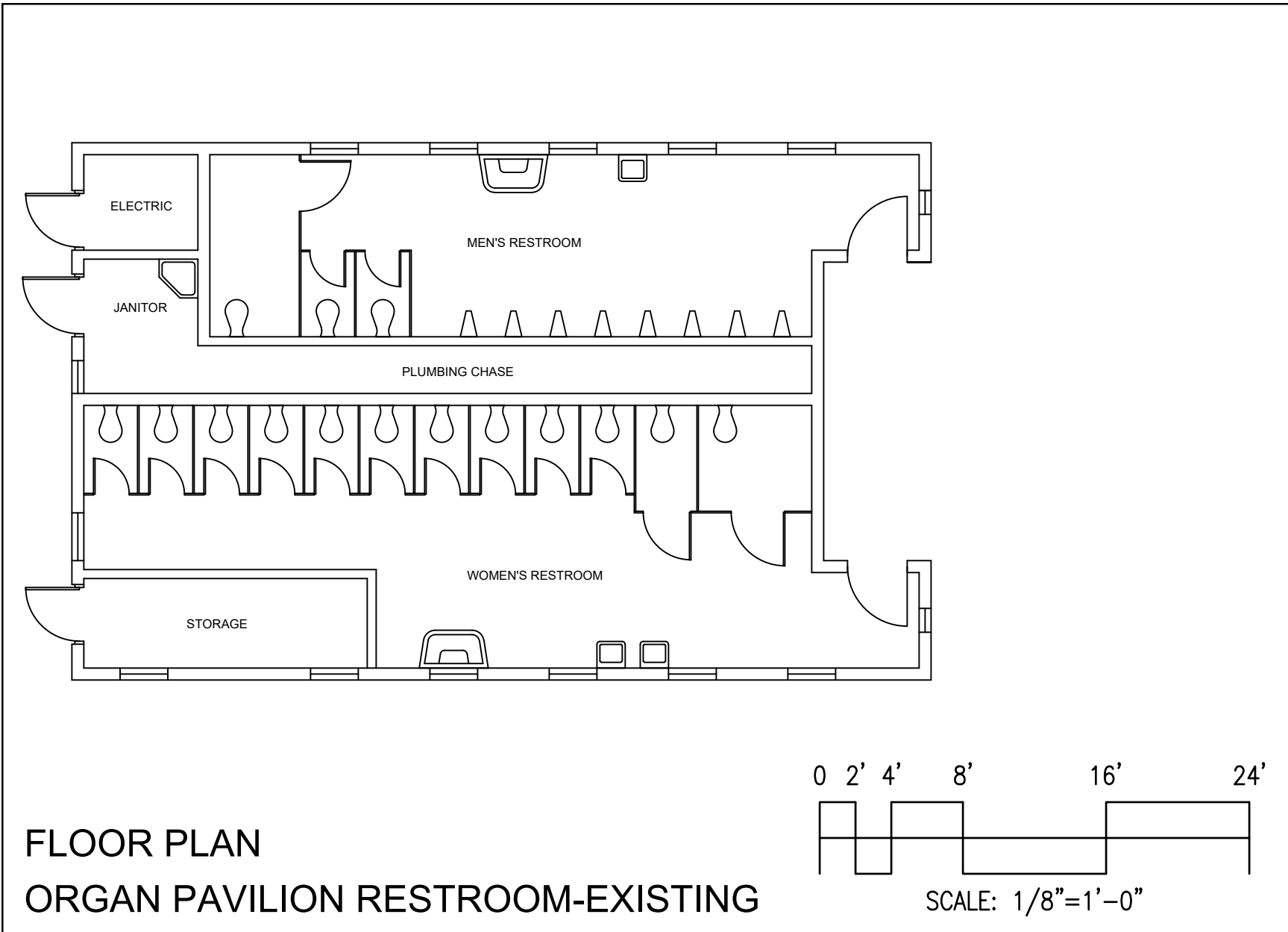
- 1 DEMO NON-HISTORIC PONY WALL
- 2 REPLACE GRATES WITH WINDOWS
- 3 INFILL EXISTING OPENING, ADD DRINKING FOUNTAINS



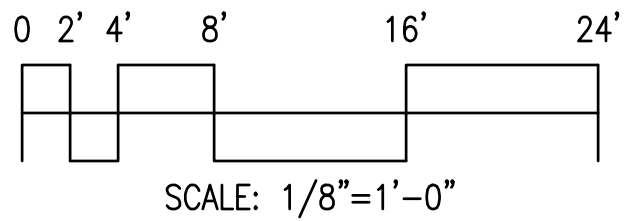
SOUTH ELEVATION - EXISTING

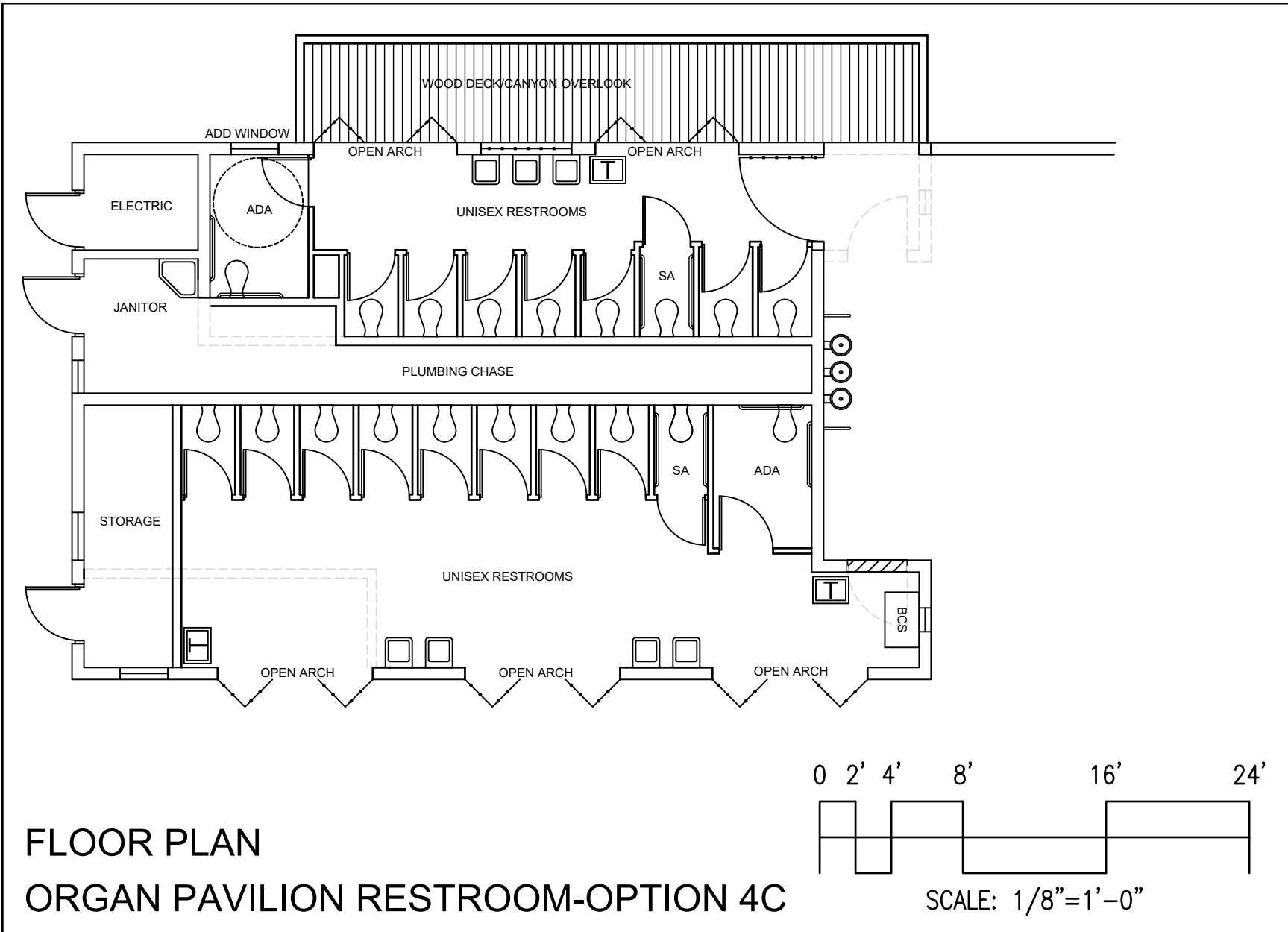


SOUTH ELEVATION - OPTION 3
PALISADES RESTROOM



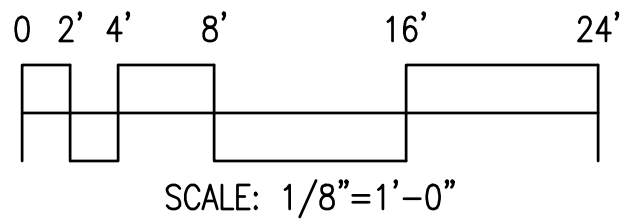
FLOOR PLAN
ORGAN PAVILION RESTROOM-EXISTING

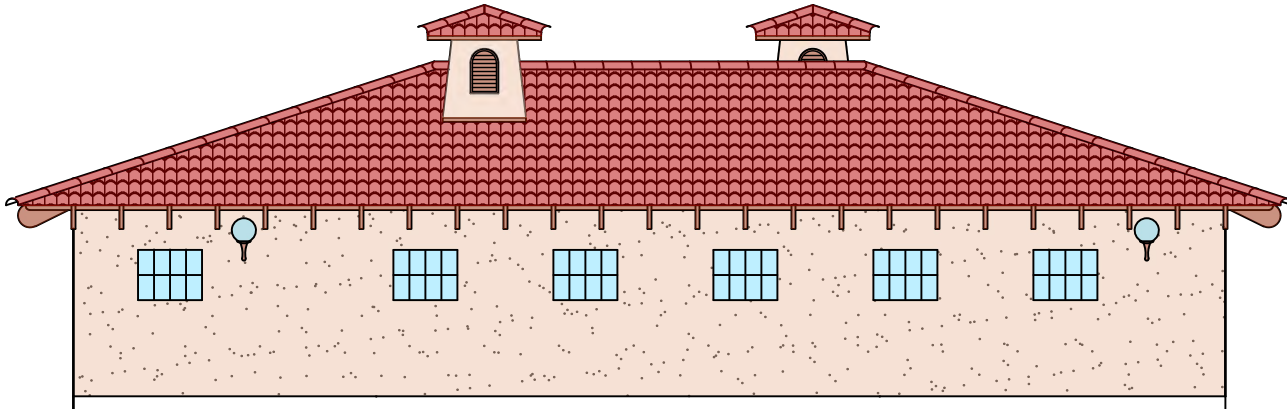




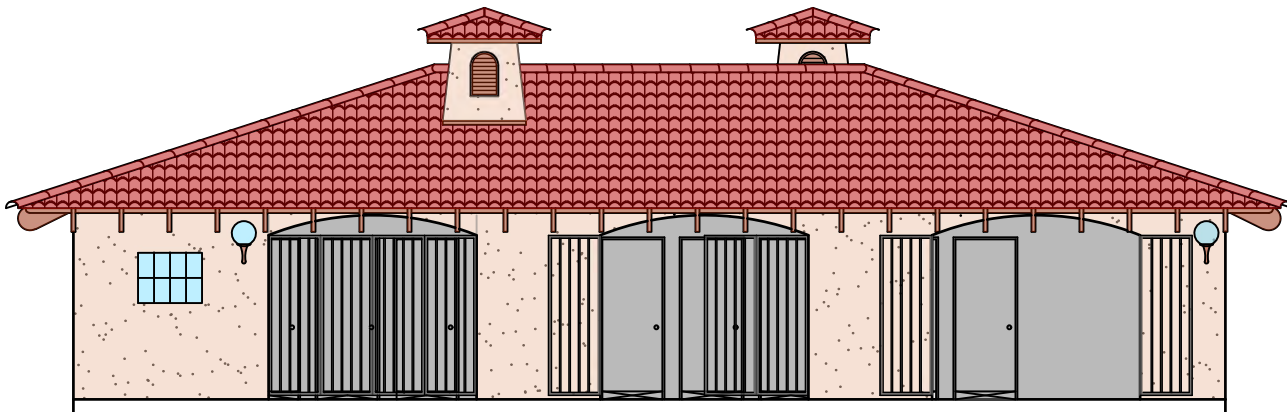
FLOOR PLAN

ORGAN PAVILION RESTROOM-OPTION 4C





SOUTH ELEVATION - EXISTING



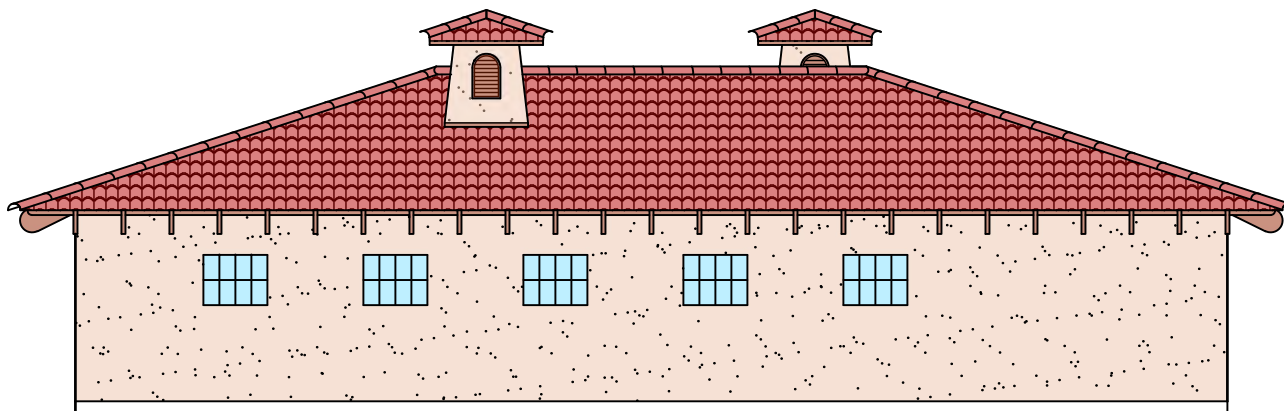
BOTH GATES CLOSED

ONE OPEN/ONE CLOSED

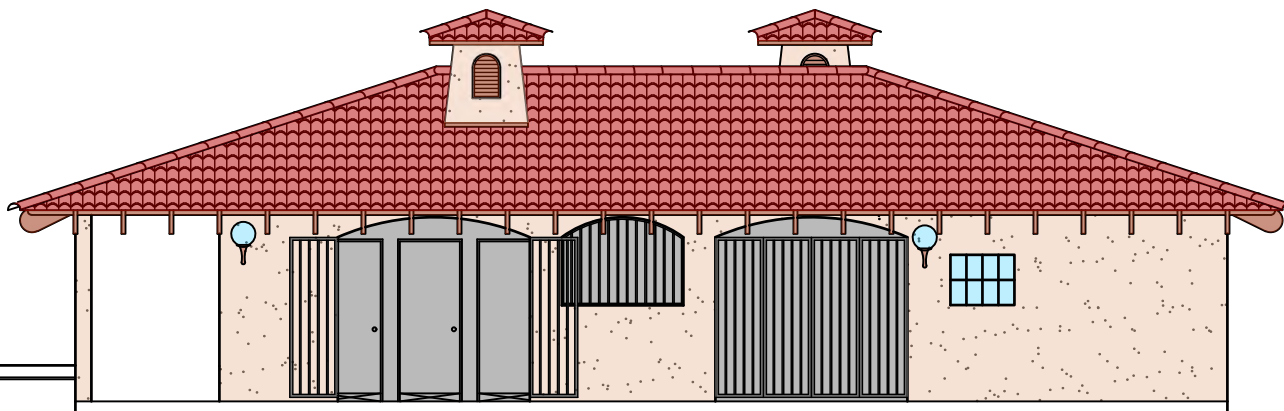
BOTH OPEN

SOUTH ELEVATION - PROPOSED

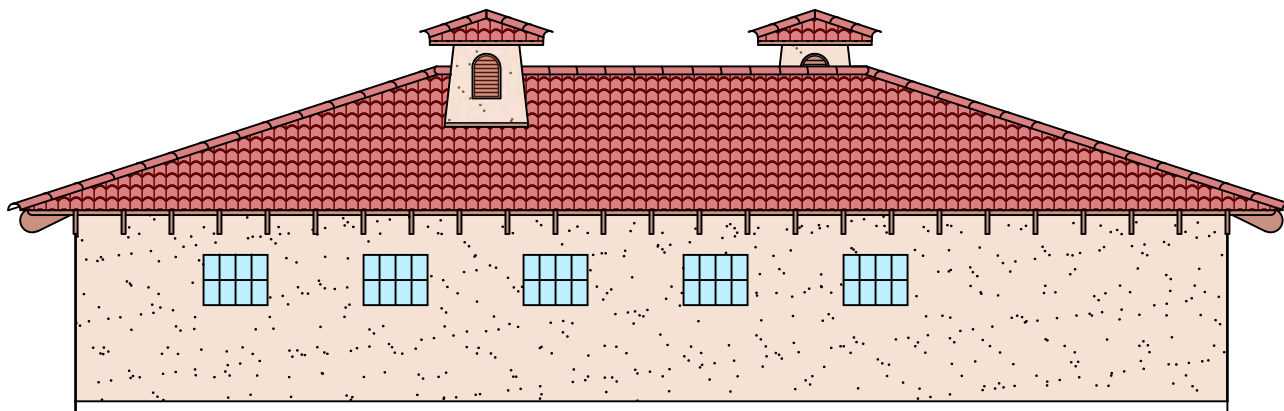
ORGAN PAVILION RESTROOM-OPTION 4C



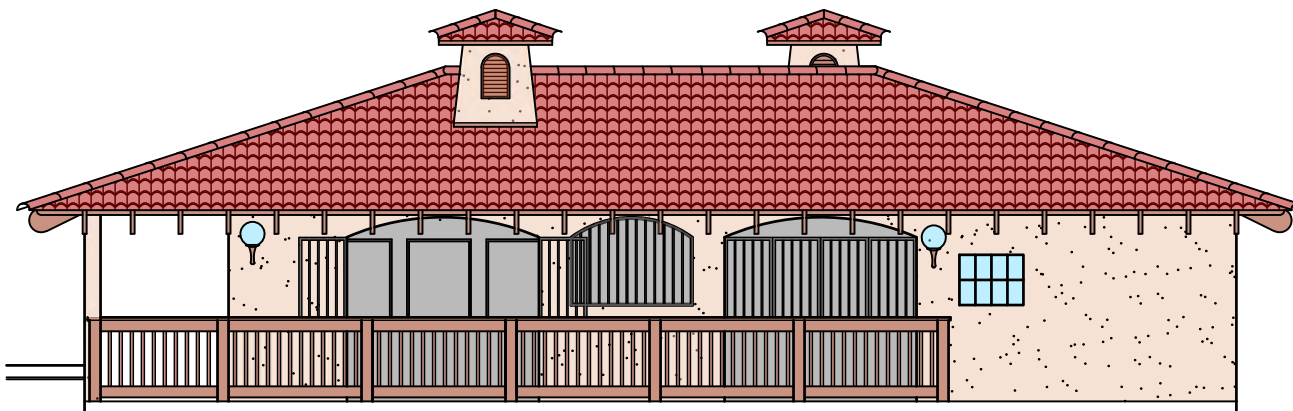
NORTH ELEVATION - EXISTING



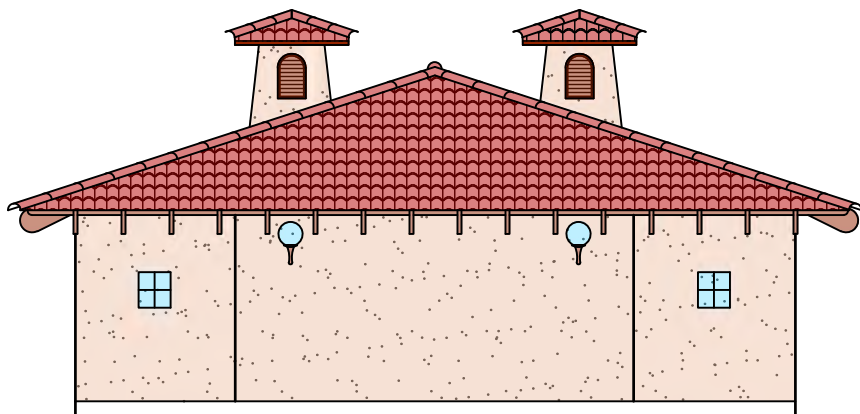
NORTH ELEVATION - PROPOSED
ORGAN PAVILION RESTROOM-OPTION 4C



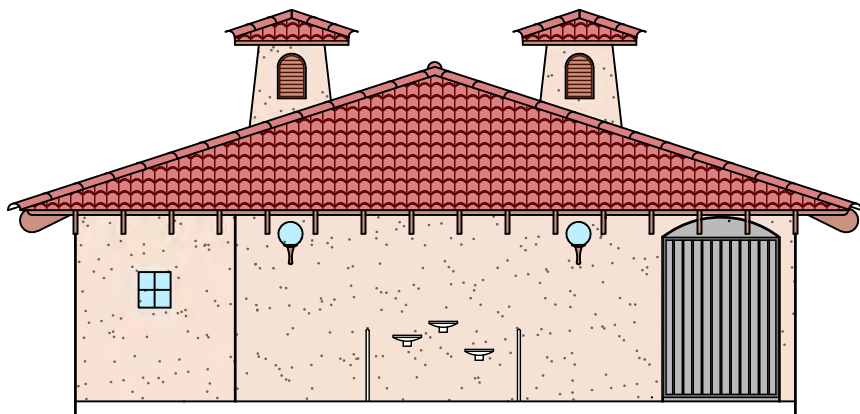
NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED
ORGAN PAVILION RESTROOM-OPTION 4C



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED
ORGAN PAVILION RESTROOM-OPTION 4C

Parks and Recreation Department

Balboa Park Restroom Project Action Item

Balboa Park Committee
June 3, 2021

Requested Action:

- Should the Balboa Park Committee recommend approval of the proposed conceptual plans for the Palisades Restroom and Organ Pavilion Restroom renovations?

Department Recommendation:

- Recommend approval of the proposed conceptual plans for the Palisades Restroom and Organ Pavilion Restroom renovations.

Balboa Park Restroom Project Scope

- Palisades Restroom
- Organ Pavilion Restroom
- Spanish Village Restroom
- Morley Field Restroom

Balboa Park Restroom Project Scope

- ADA Compliance
- Gender-Neutral Facilities
- Safety and Security
- Renovation where warranted
- Reconstruction where warranted

Input From:

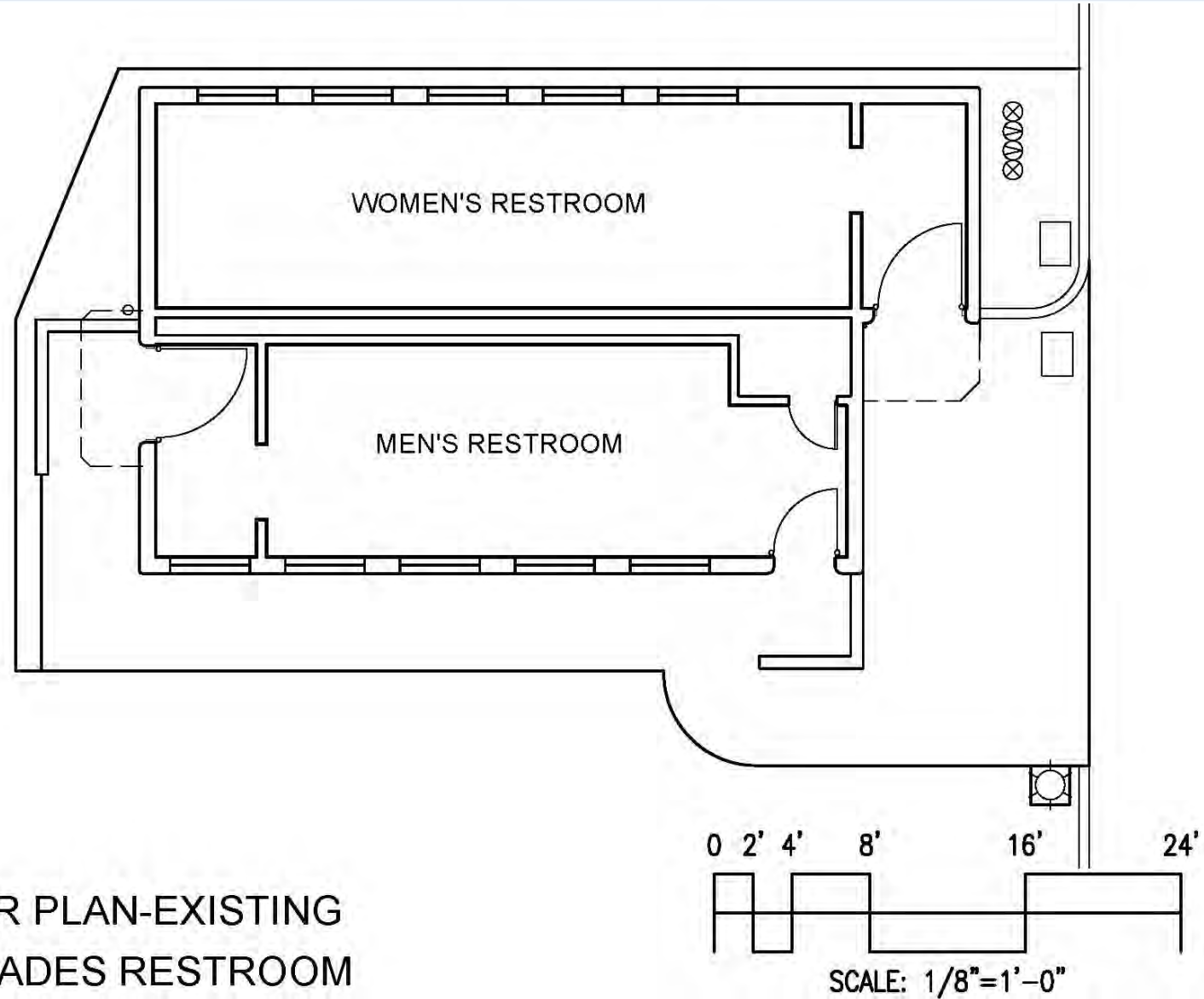
- Historic Resources Staff
- Office of ADA Compliance and Accessibility
- The Toileteers
- Balboa Park Project Improvement Committee

Palisades Restroom

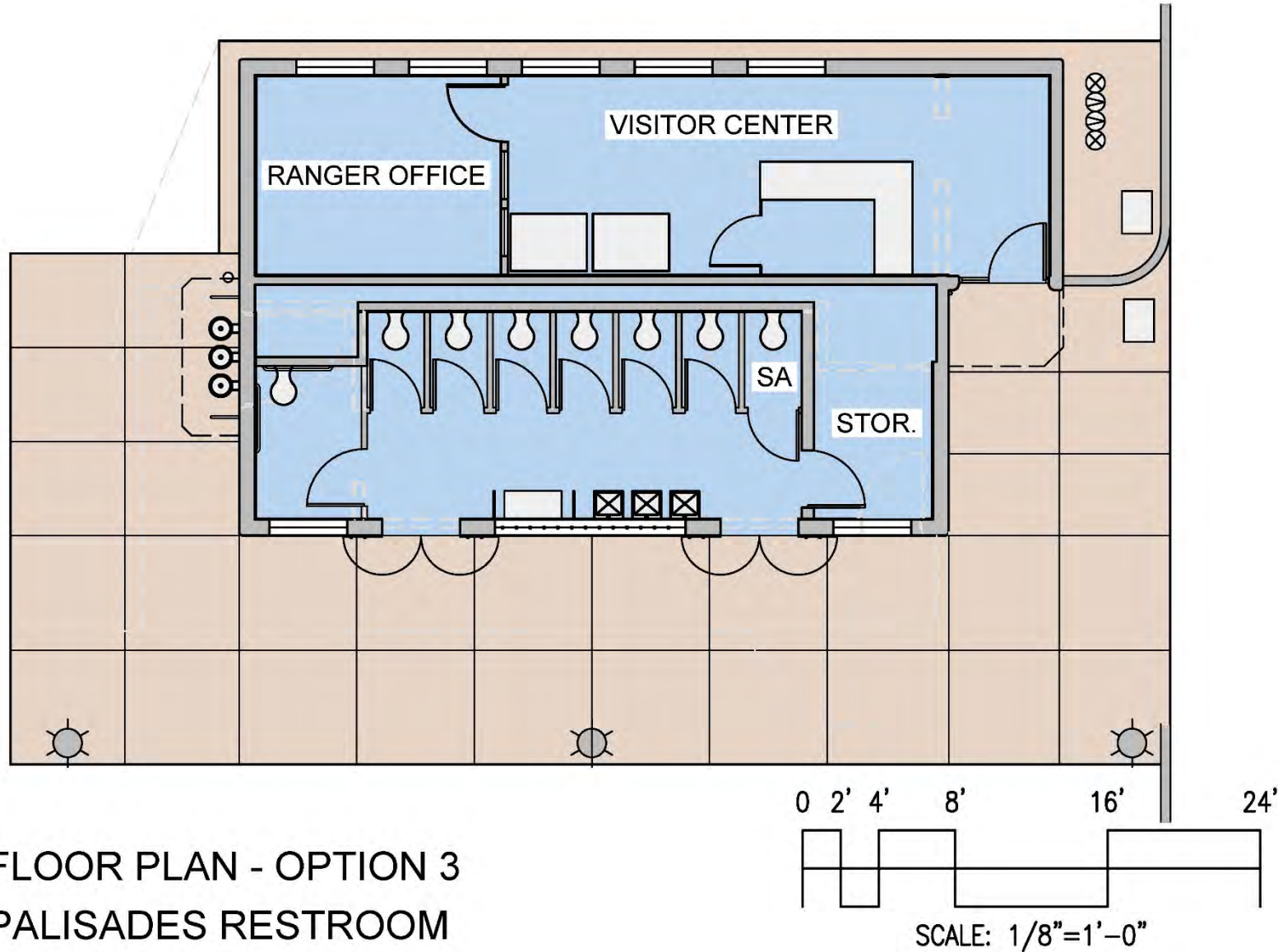


Palisades Restroom

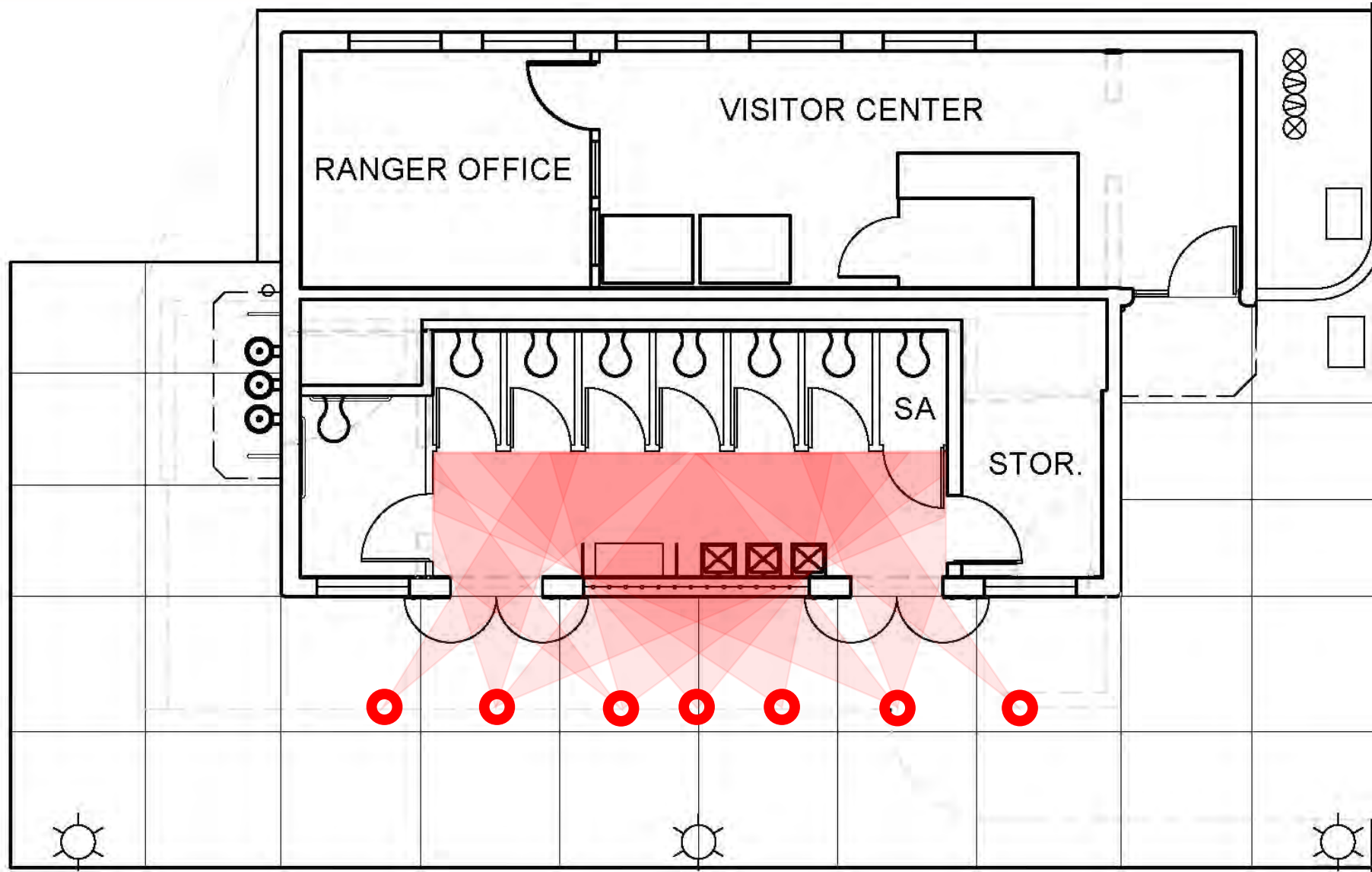




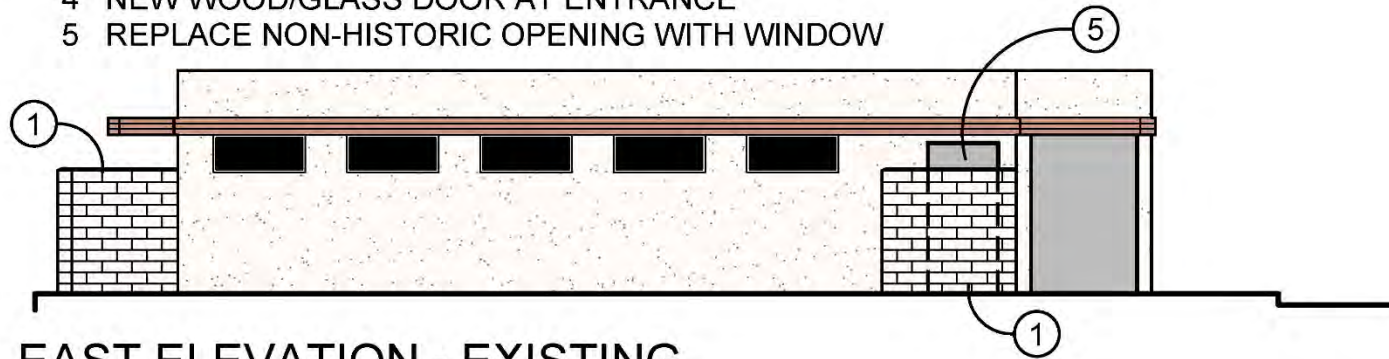
FLOOR PLAN-EXISTING
PALISADES RESTROOM



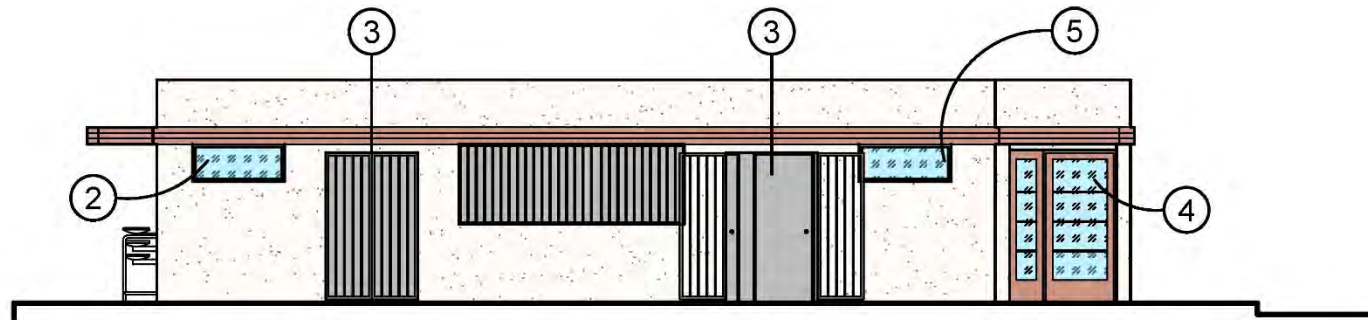
FLOOR PLAN - OPTION 3
PALISADES RESTROOM



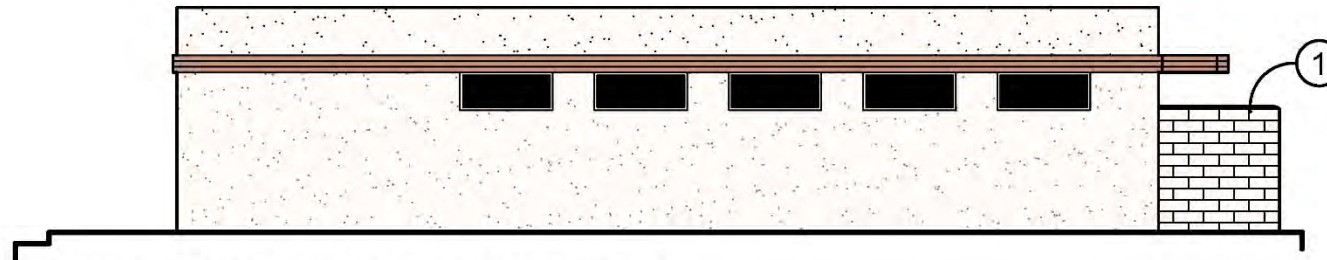
- 1 DEMO NON-HISTORIC PONY WALL
- 2 REPLACE GRATES WITH WINDOWS
- 3 NEW OPENING AT WINDOW LOCATION
- 4 NEW WOOD/GLASS DOOR AT ENTRANCE
- 5 REPLACE NON-HISTORIC OPENING WITH WINDOW



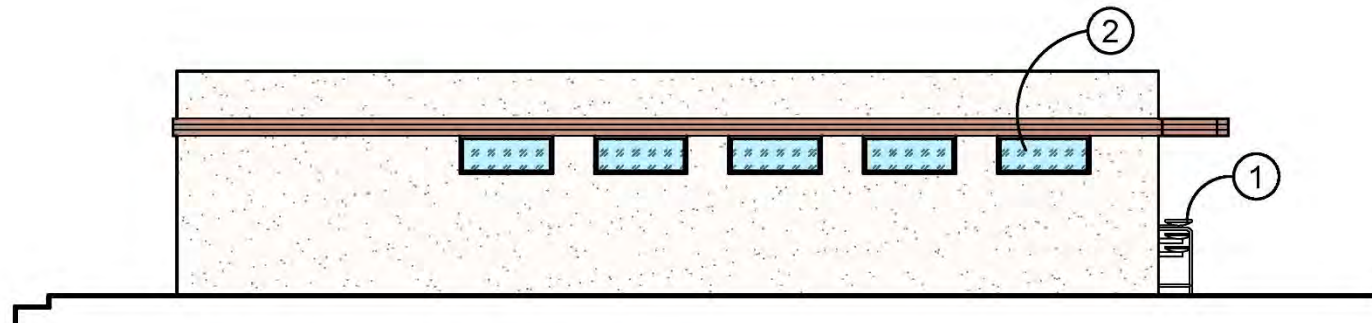
EAST ELEVATION - EXISTING

EAST ELEVATION - OPTION 3
PALISADES RESTROOM

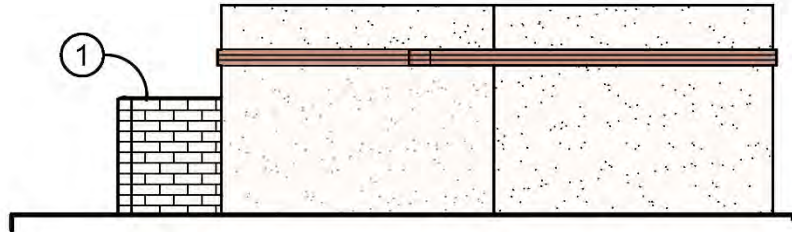
- 1 DEMO NON-HISTORIC PONY WALL
- 2 REPLACE GRATES WITH WINDOWS
- 3 DRINKING FOUNTAINS AT WALL INFILL



WEST ELEVATION - EXISTING

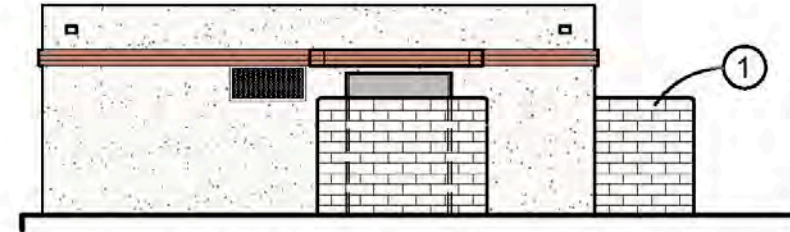
WEST ELEVATION - OPTION 3
PALISADES RESTROOM

1 DEMO NON-HISTORIC PONY WALL

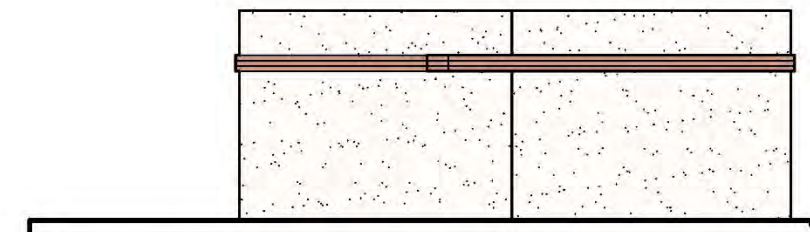


NORTH ELEVATION - EXISTING

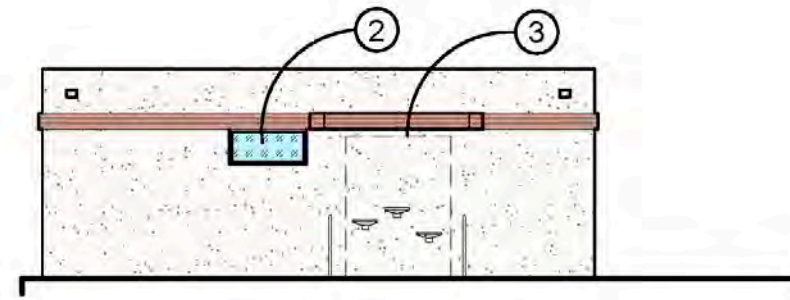
1 DEMO NON-HISTORIC PONY WALL
2 REPLACE GRATES WITH WINDOWS
3 INFILL EXISTING OPENING, ADD DRINKING FOUNTAINS



SOUTH ELEVATION - EXISTING



NORTH ELEVATION - OPTION 3
PALISADES RESTROOM



SOUTH ELEVATION - OPTION 3
PALISADES RESTROOM

Benefits:

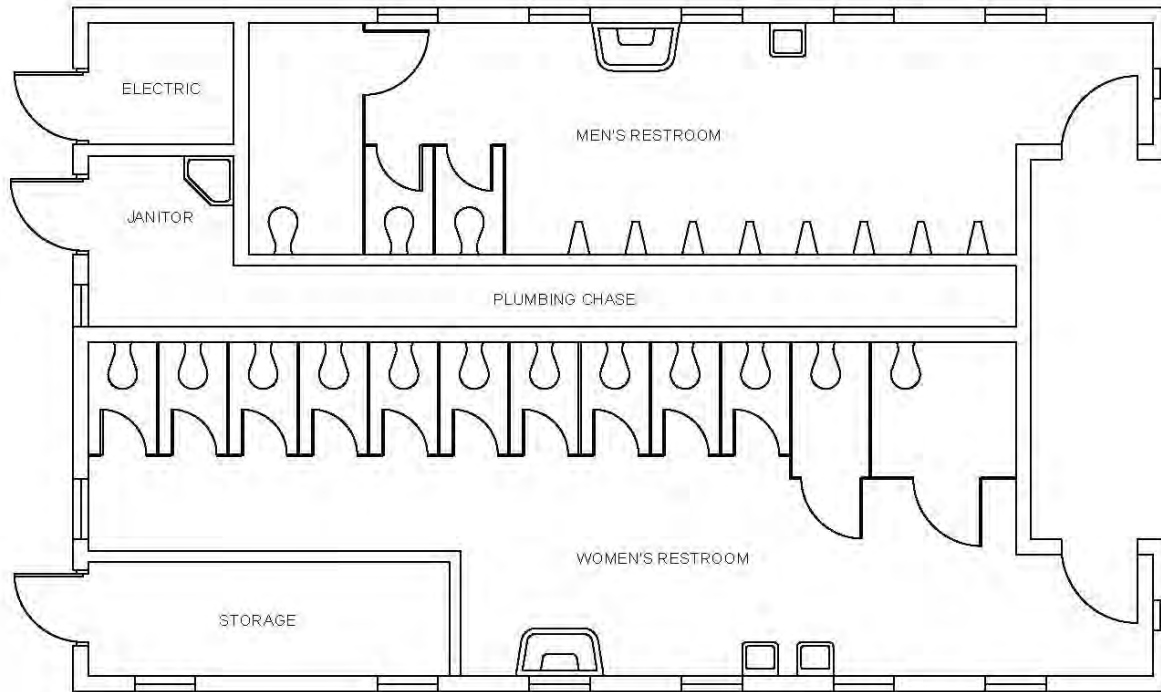
- Complies with ADA
- Provides gender neutral facilities
- Improves visibility and security
- Complies with preservation standards
- Provides ranger office and visitor center

Organ Pavilion Restroom

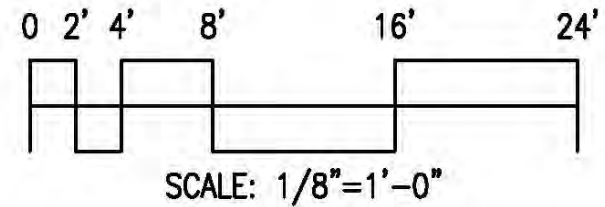


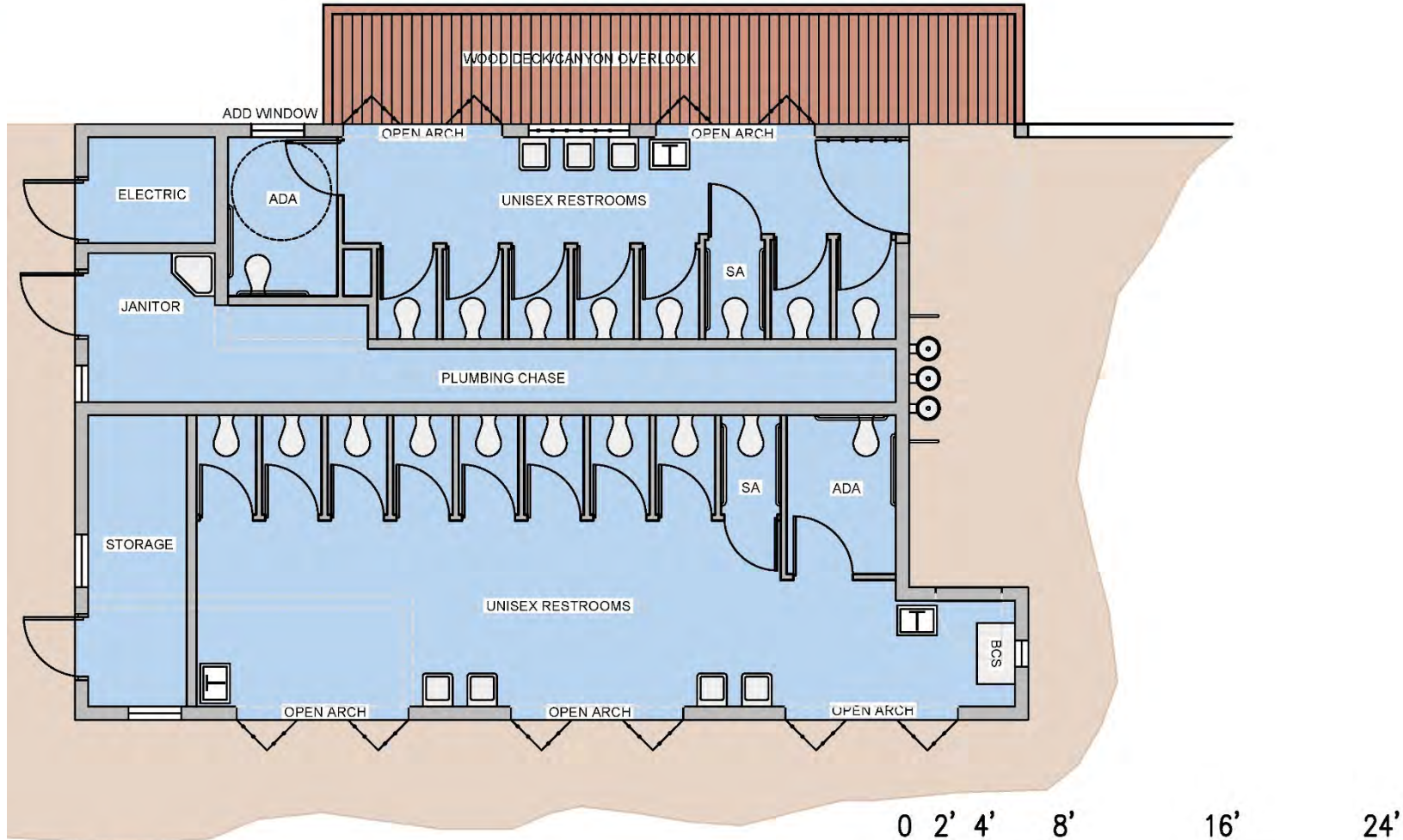
Organ Pavilion Restroom





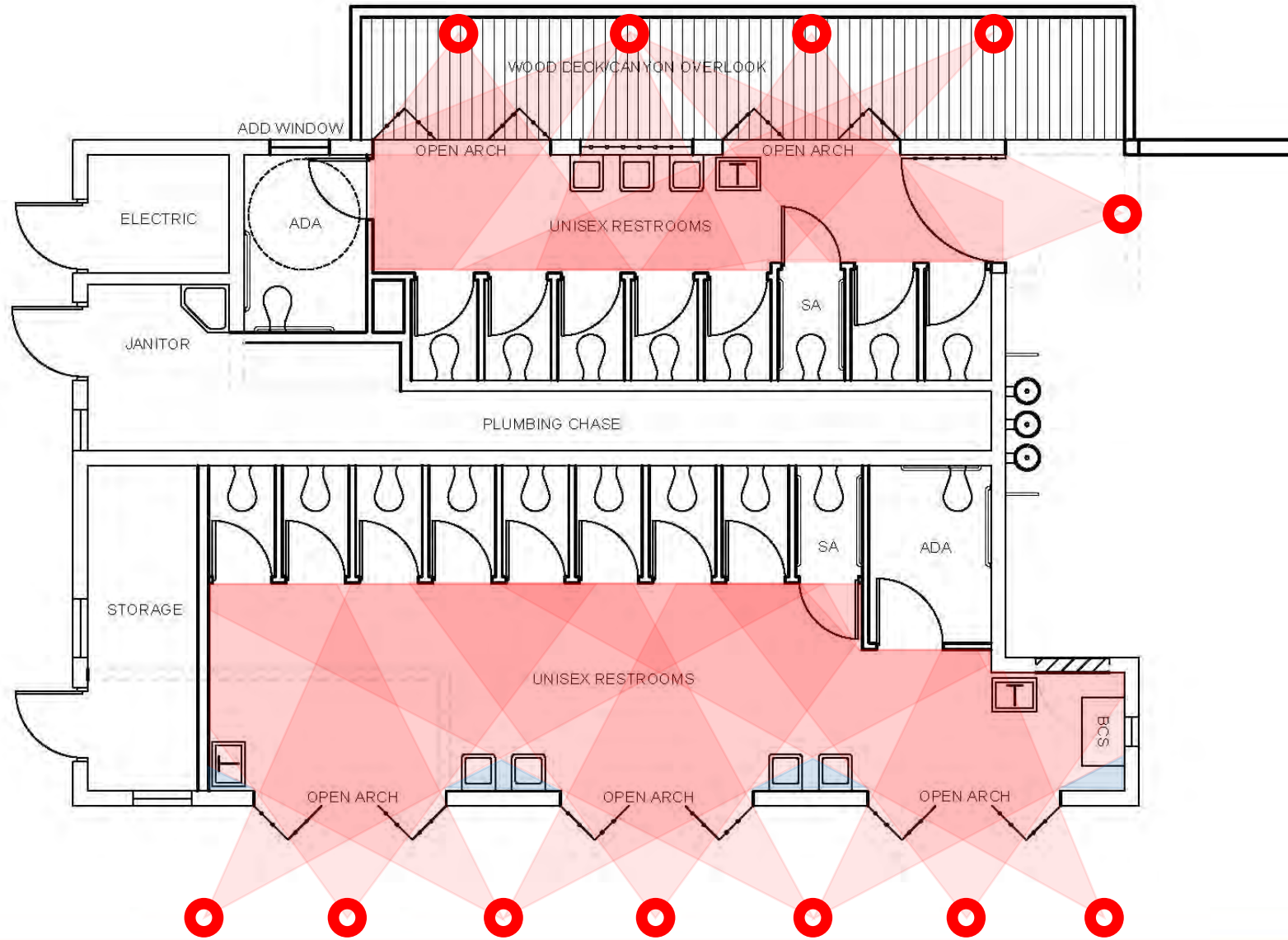
FLOOR PLAN
 ORGAN PAVILION RESTROOM-EXISTING

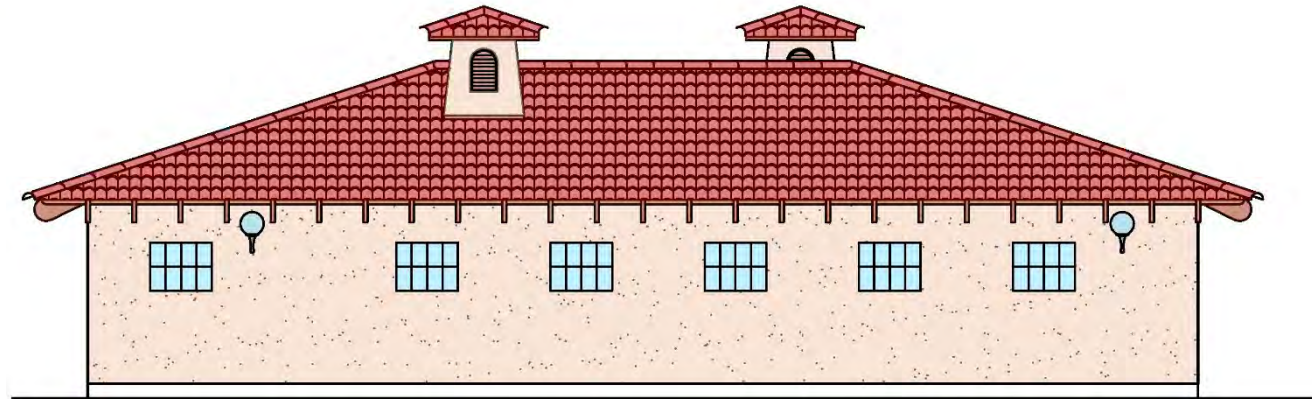




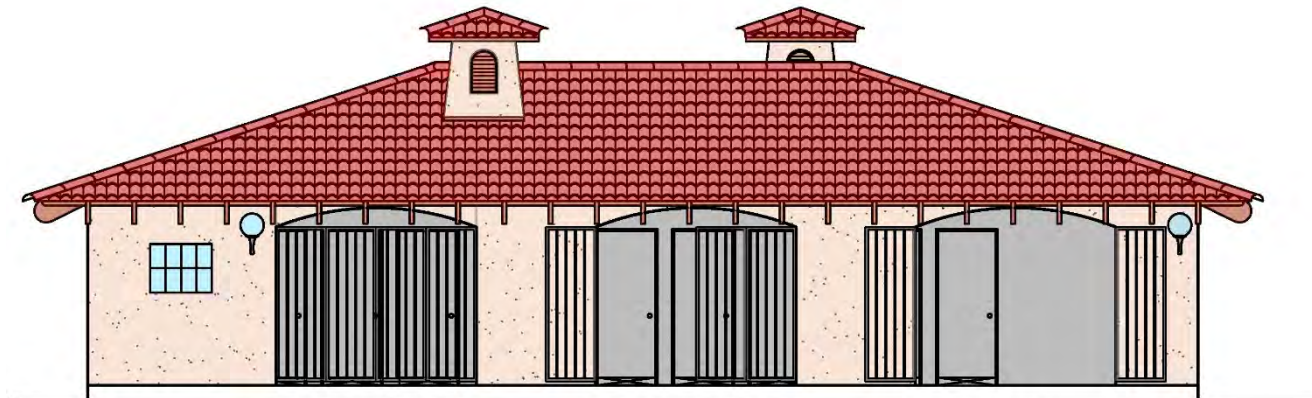
FLOOR PLAN

ORGAN PAVILION RESTROOM-OPTION 4C





SOUTH ELEVATION - EXISTING



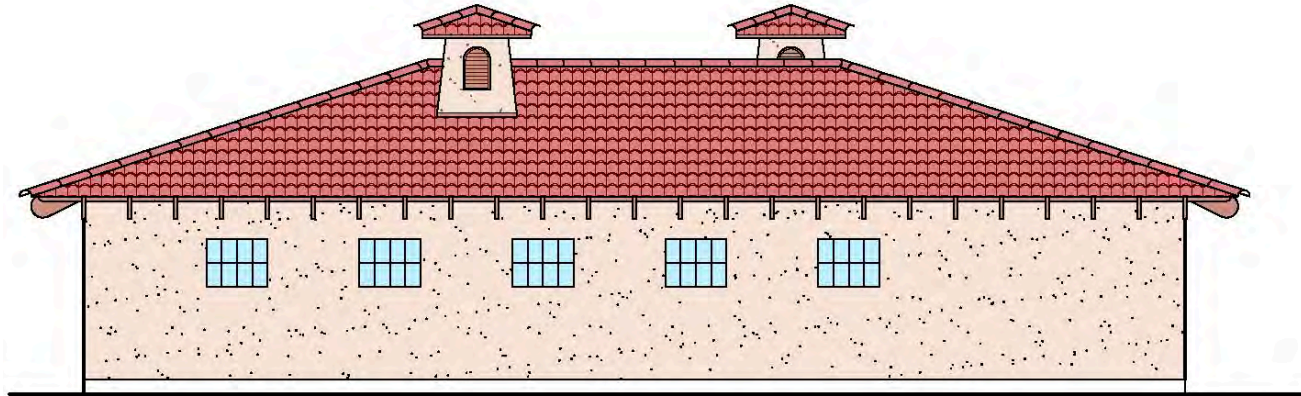
BOTH GATES CLOSED

ONE OPEN/ONE CLOSED

BOTH OPEN

SOUTH ELEVATION - PROPOSED

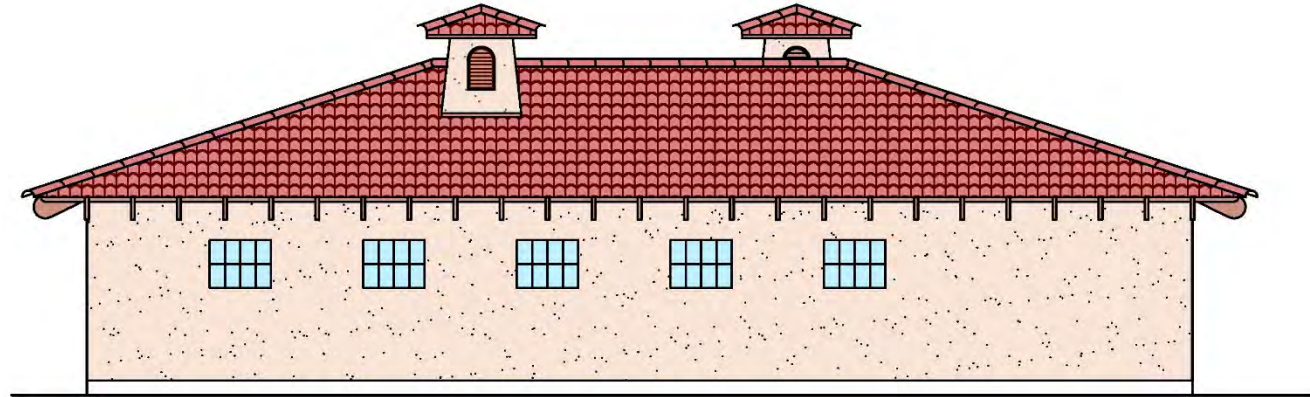
ORGAN PAVILION RESTROOM-OPTION 4C



NORTH ELEVATION - EXISTING

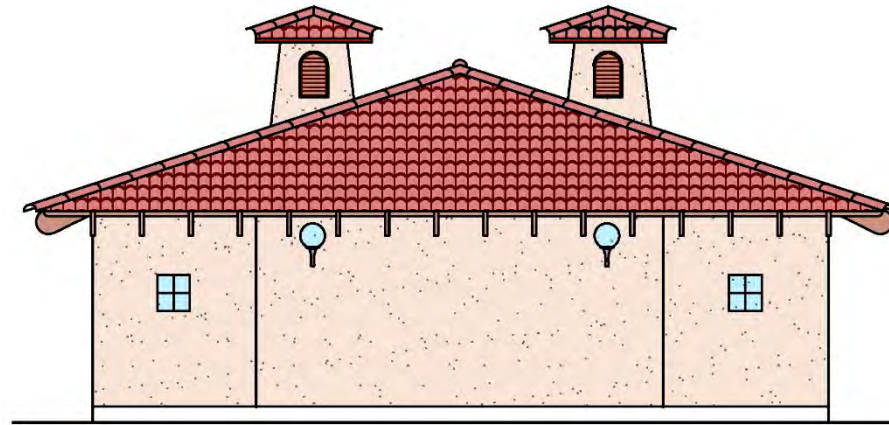


NORTH ELEVATION - PROPOSED
ORGAN PAVILION RESTROOM-OPTION 4C

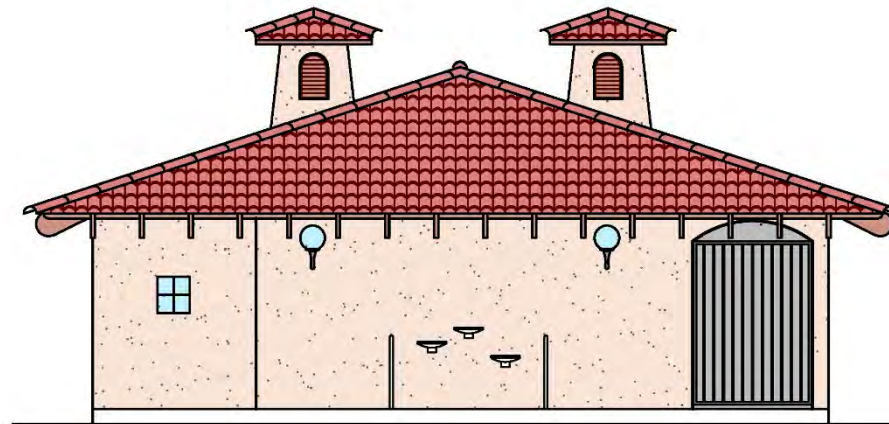


NORTH ELEVATION - EXISTING

NORTH ELEVATION - PROPOSED
ORGAN PAVILION RESTROOM-OPTION 4C



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED
ORGAN PAVILION RESTROOM-OPTION 4C

Benefits:

- Complies with ADA
- Provides gender neutral facilities
- Improves visibility and security
- Provides versatility for maintenance & operation

Parks and Recreation Department

Questions