



Marine Safety Center Preliminary Design Options

**City Council Meeting
November 20, 2019**

Background

- The Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s
- In May 2017, a Needs Assessment and Feasibility Study (Study) was prepared to determine the best course of action for the possible renovation or replacement of the existing facility
- In October 2018, a professional services agreement (PSA) with domusstudio architecture was approved to prepare preliminary design plans and application packages for discretionary permit processing

Design Team

- City Manager's Department
- City Engineering Department
- City Community Development Department
- Marine Safety Department
- domusstudio architecture
 - Jon Dominy
 - Wayne Holtan
 - Amanda Rooney

Discussion

- On February 17, 2019, a Workshop was held to solicit input from the community. Some key points from the Workshop and meetings with Staff include:
 - Need for observation of both the beach & Fletcher Cove Park
 - Desire to replace the seasonal, portable lifeguard tower with a permanent structure at the bottom of the beach access ramp
 - New building should be tucked into the slope to the south as much as possible

Discussion (cont.)

- Continuation of key points obtained from the community workshop and meetings with Staff include:
 - Direct and/or improved access from the new station to the beach without lifeguards having to turn their back to the beach is highly desirable
 - Existing public views should be preserved and/or enhanced to the greatest extent possible
 - The ideal beach observation area for the lifeguards is in the middle of the area between the beach access ramp and the bluffs to the south. However, a lifeguard observation platform at that location could disrupt existing view corridors

Preliminary Design Options

- Based on this input, domusstudio developed three design options for discussion and consideration:
 - **Option A** – A new facility is rebuilt and rearranged entirely above ground
 - **Option B** – The main portion of the existing building is repurposed/reconstructed for vehicle storage and a new observation tower is constructed at grade with the remaining parts of a new facility constructed below grade at the top of the bluff
 - **Option C** – The entire facility is placed below ground at the top of the bluff

Preliminary Design Options (cont)

- **Consideration for Ramps/Stairs** – All three of the options would also allow for a possible beach access stairway for lifeguards and, if required, public access from the top of the park to the beach. This additional beach access option would likely be required to include ramps to allow for ADA access from the park to the beach.

Existing

Public Access

Boardwalk

Beach

08.28.2019

Solana Beach Marine Safety Center

1

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A

08.28.2019

Solana Beach Marine Safety Center

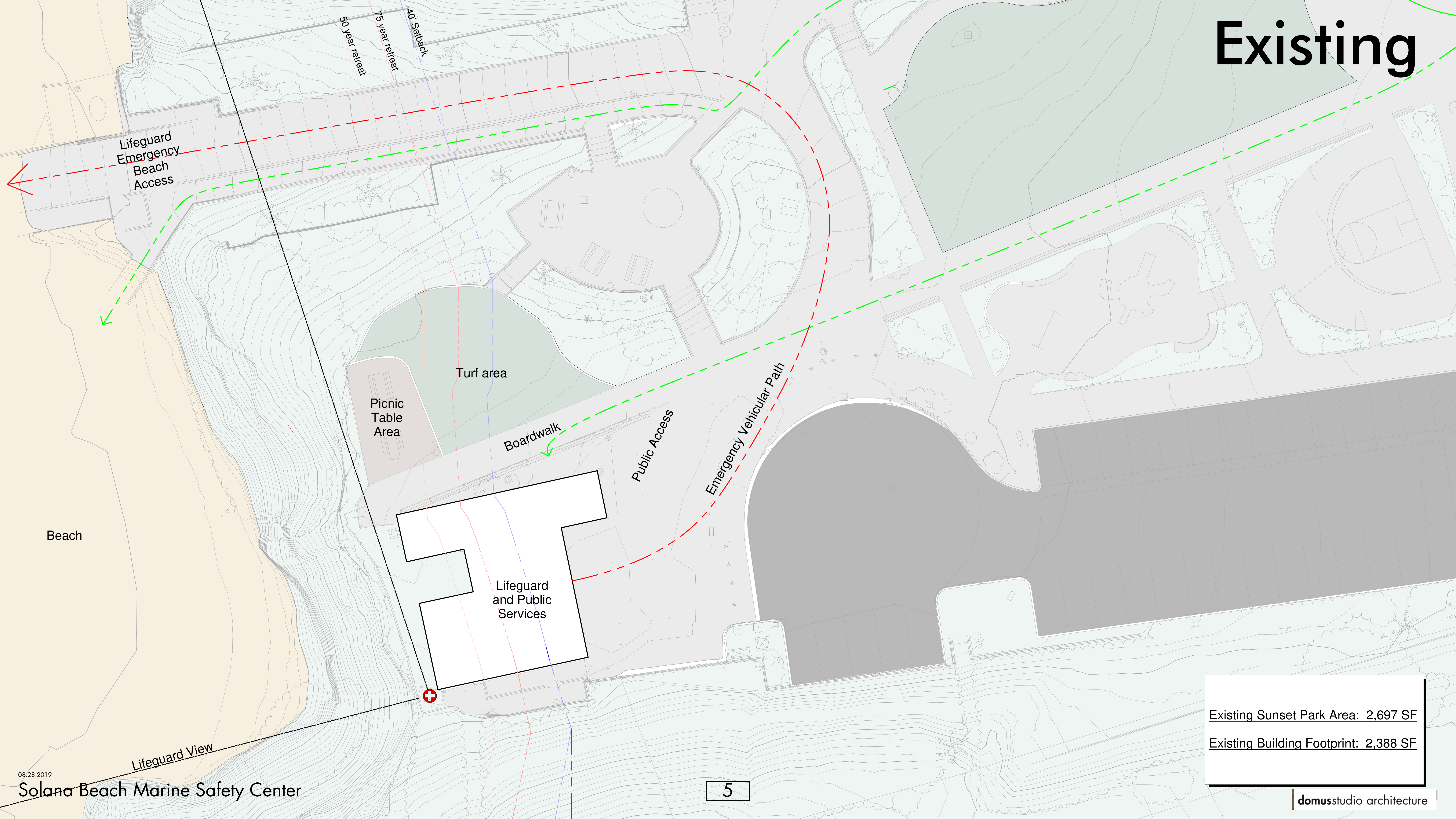
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Existing



Beach

Lifeguard
Emergency
Beach
Access

Turf area

Picnic
Table
Area

Boardwalk

Public Access

Emergency Vehicular Path

Lifeguard
and Public
Services

Lifeguard View

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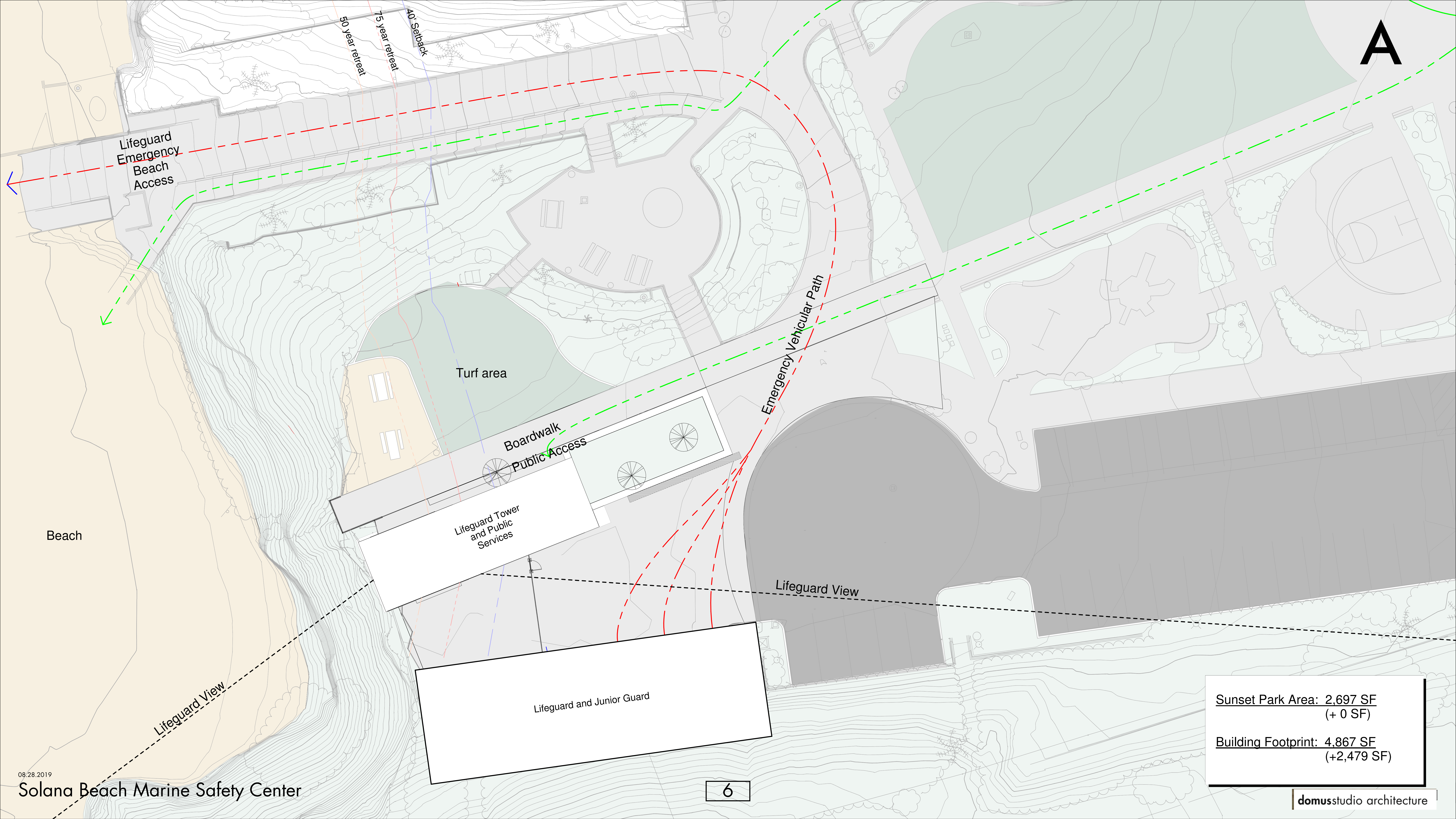
Solana Beach Marine Safety Center

5

Existing Sunset Park Area: 2,697 SF

Existing Building Footprint: 2,388 SF

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Lifeguard
Emergency
Beach
Access

Turf area

Boardwalk
Public Access

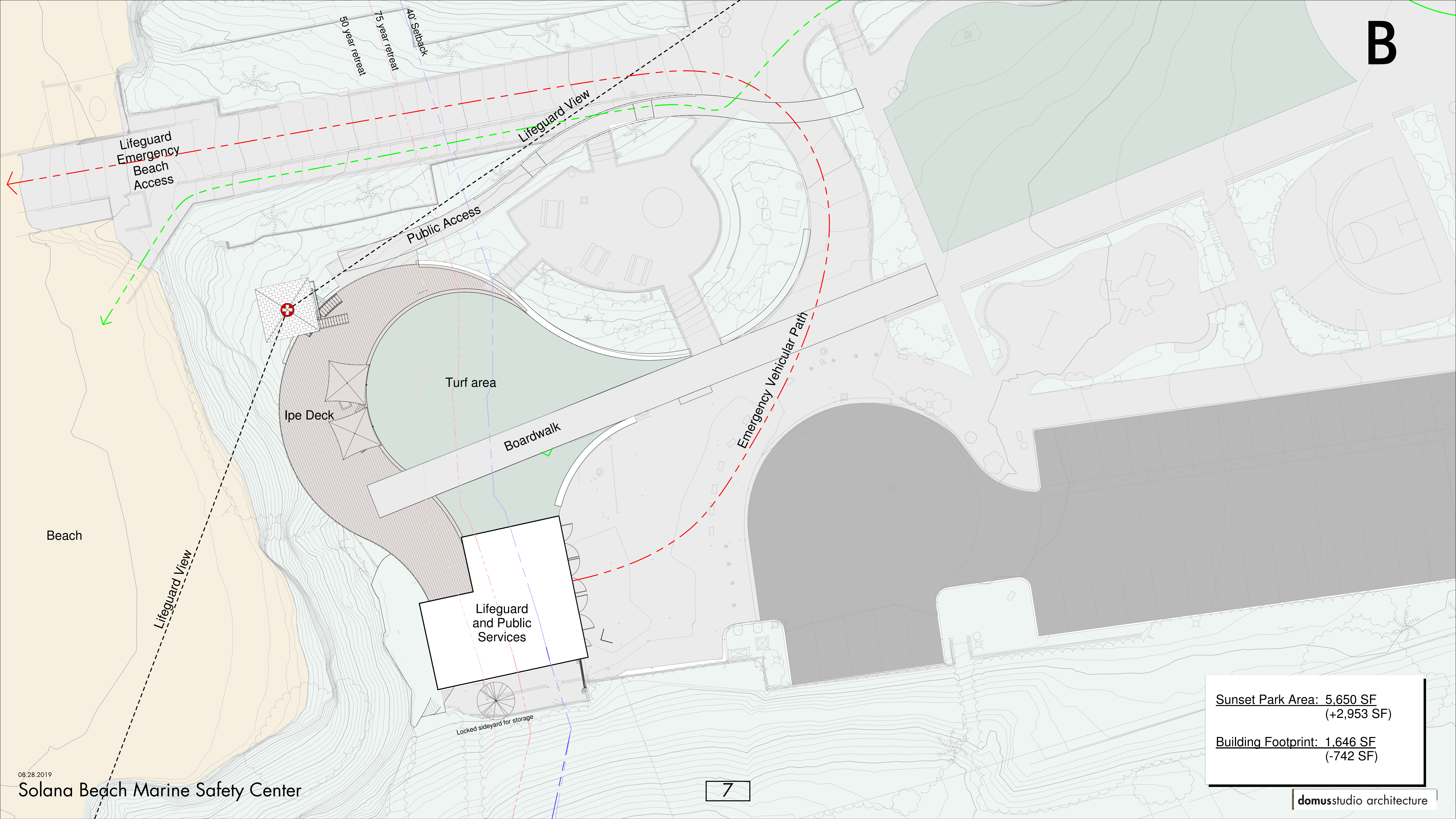
Lifeguard Tower
and Public
Services

Emergency Vehicular Path

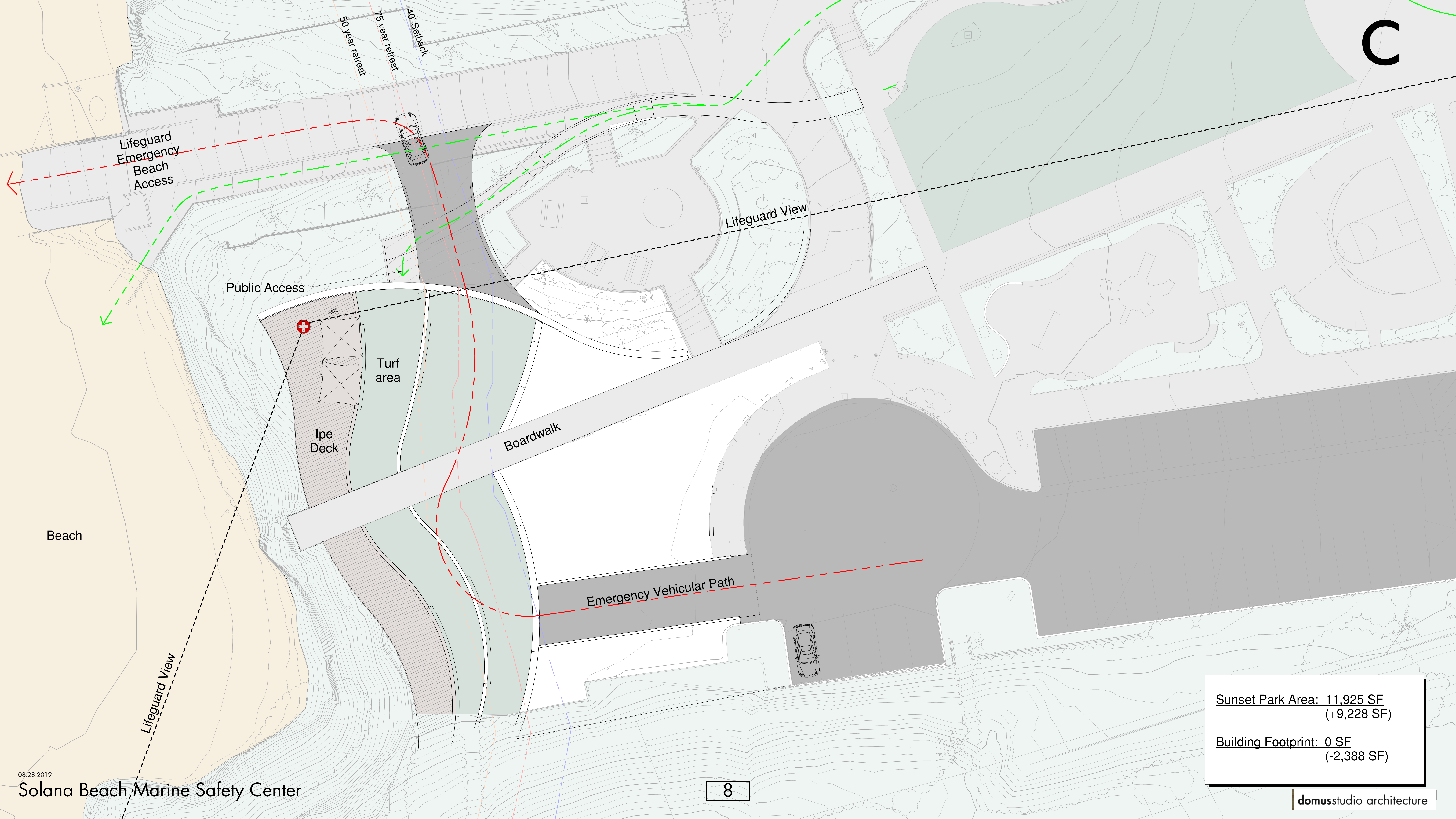
Lifeguard View

Lifeguard and Junior Guard

<u>Sunset Park Area:</u>	2,697 SF
	(+ 0 SF)
<u>Building Footprint:</u>	4,867 SF
	(+2,479 SF)



<u>Sunset Park Area:</u>	5,650 SF
	(+2,953 SF)
<u>Building Footprint:</u>	1,646 SF
	(-742 SF)



C

Lifeguard
Emergency
Beach
Access

Lifeguard View

Public Access

Turf
area

Ipe
Deck

Boardwalk

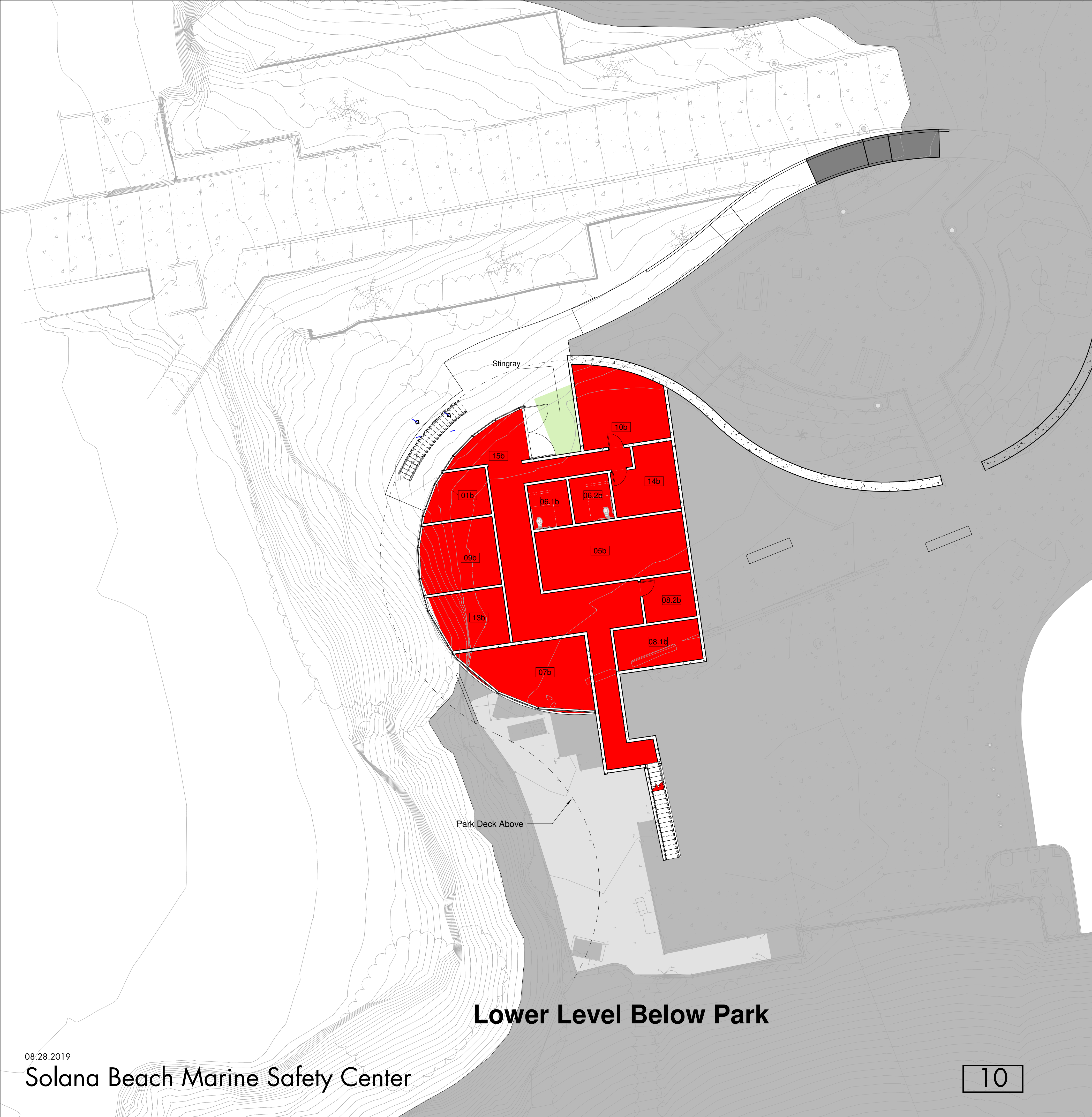
Emergency Vehicular Path

Beach

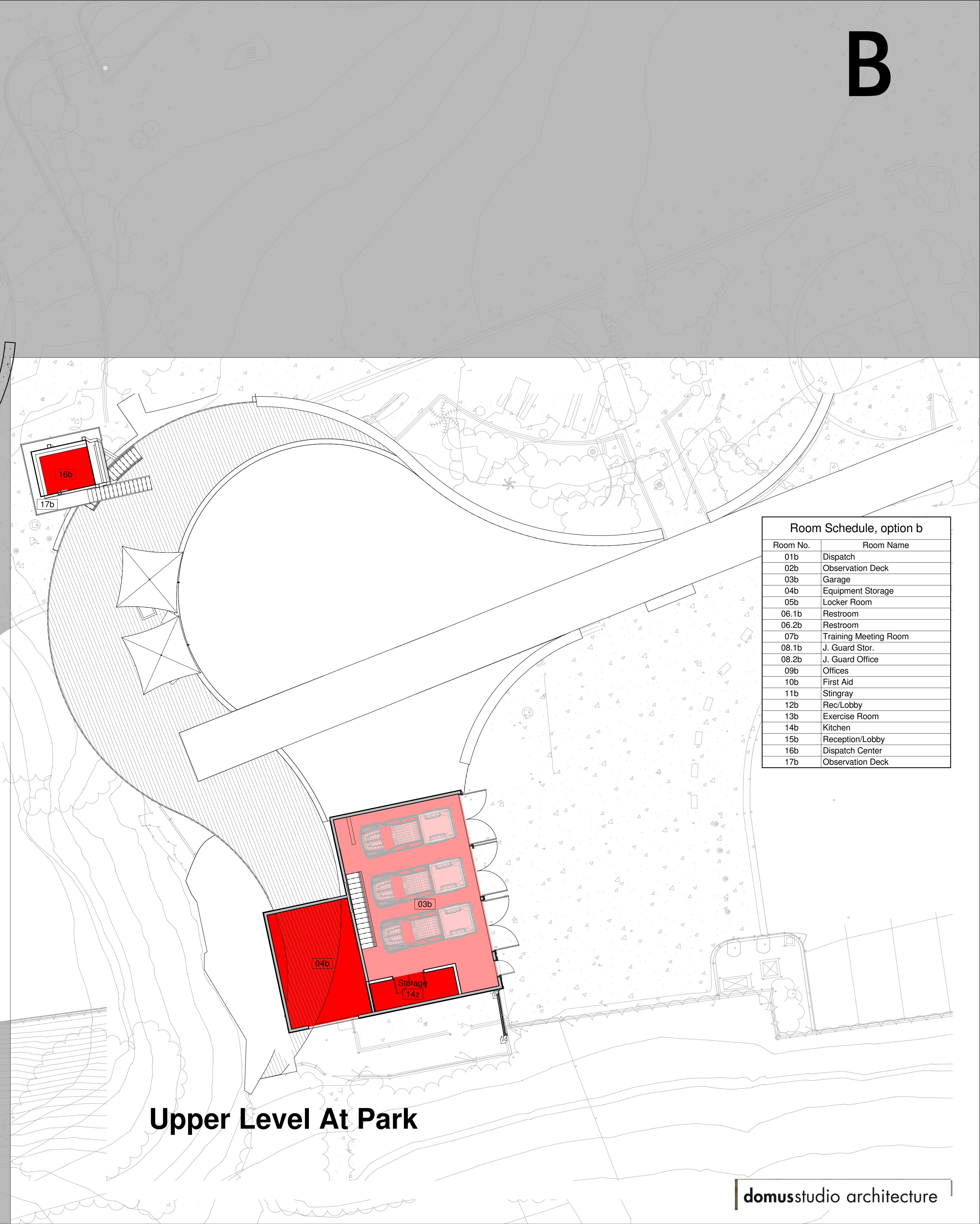
Lifeguard View

<u>Sunset Park Area:</u>	11,925 SF
	(+9,228 SF)
<u>Building Footprint:</u>	0 SF
	(-2,388 SF)

Room Schedule, option a	
Room No.	Room Name
01a	Dispatch Center
02a	Observation Deck
03a	Garage
04a	Equipment Storage
05a	Office / Training / Meeting Room
06.1a	Restroom
06.2a	Restroom
07a	Lobby
08a	First Aid Room
09a	Locker Room
10a	Junior Lifeguard Office
11a	Stingray Treatment Station
12a	Equipment Storage
13a	Exercise Room
14a	Kitchen

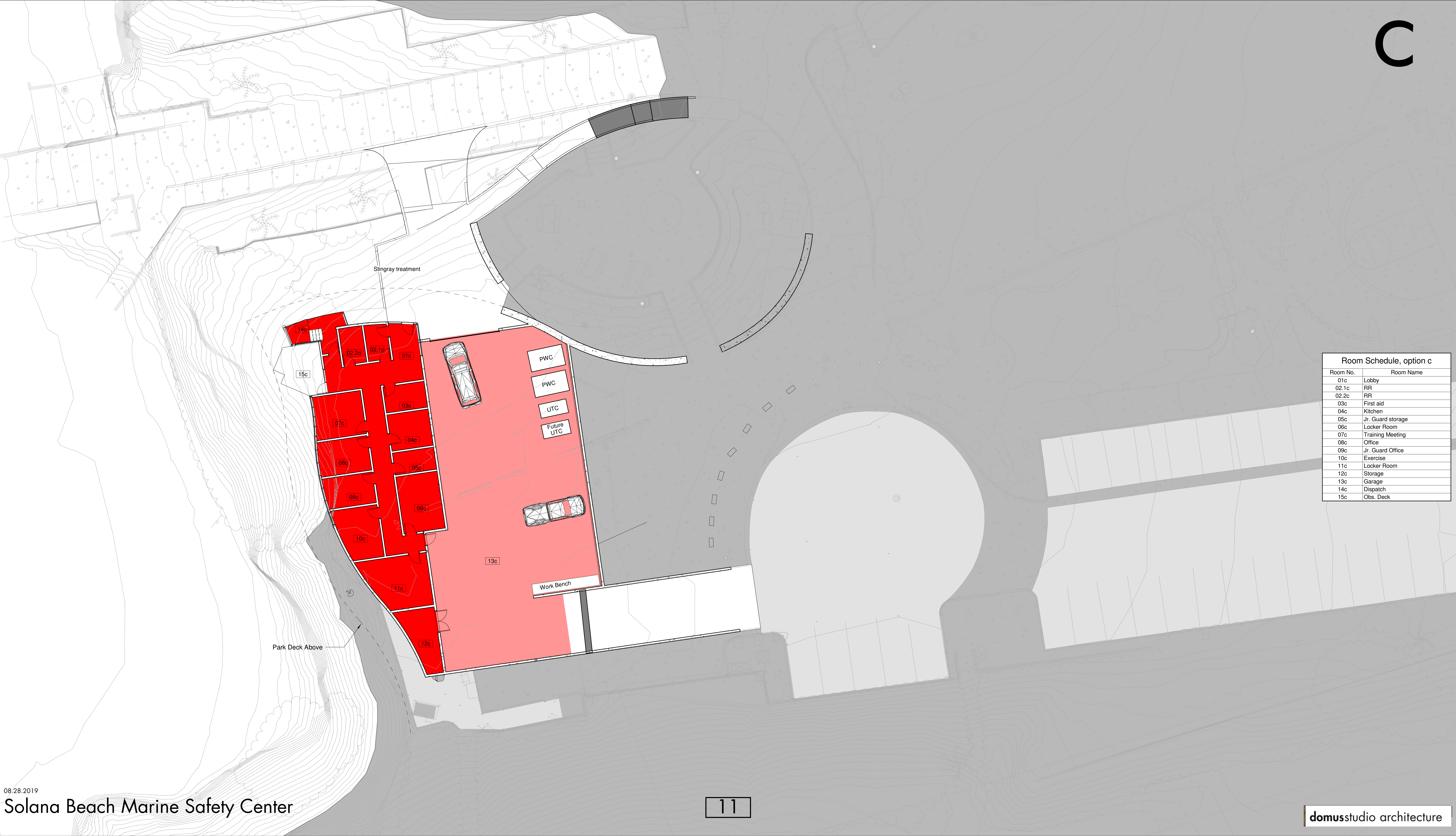


Lower Level Below Park



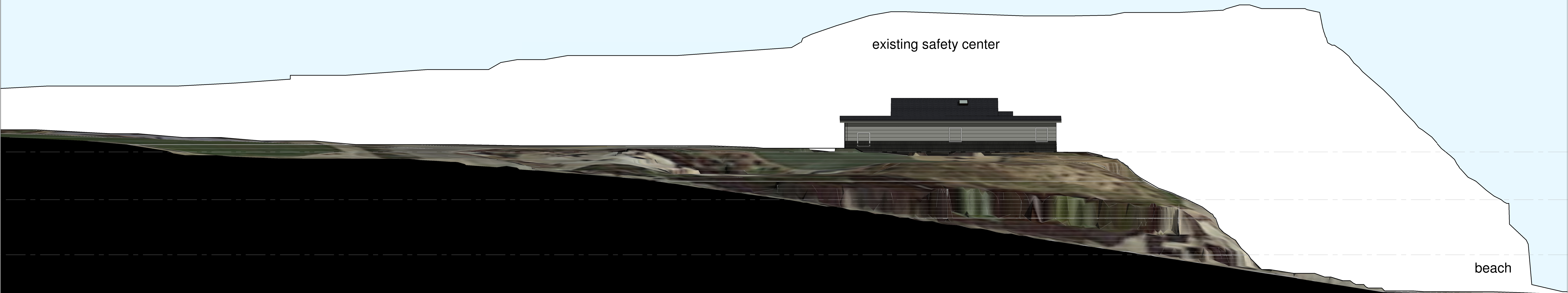
Upper Level At Park

Room Schedule, option b	
Room No.	Room Name
01b	Dispatch
02b	Observation Deck
03b	Garage
04b	Equipment Storage
05b	Locker Room
06.1b	Restroom
06.2b	Restroom
07b	Training Meeting Room
08.1b	J. Guard Stor.
08.2b	J. Guard Office
09b	Offices
10b	First Aid
11b	Stingray
12b	Rec/Lobby
13b	Exercise Room
14b	Kitchen
15b	Reception/Lobby
16b	Dispatch Center
17b	Observation Deck

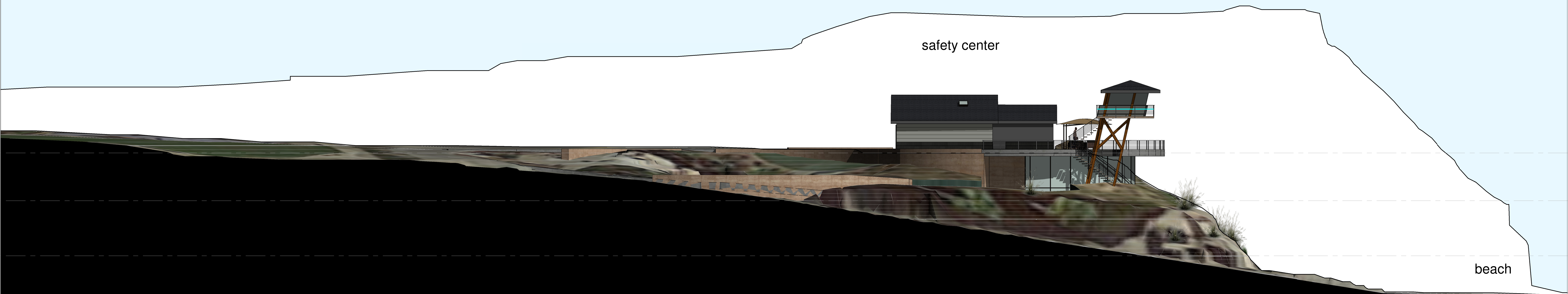


Room Schedule, option c		
Room No.		Room Name
01c		Lobby
02.1c		RR
02.2c		RR
03c		First aid
04c		Kitchen
05c		Jr. Guard storage
06c		Locker Room
07c		Training Meeting
08c		Office
09c		Jr. Guard Office
10c		Exercise
11c		Locker Room
12c		Storage
13c		Garage
14c		Dispatch
15c		Obs. Deck

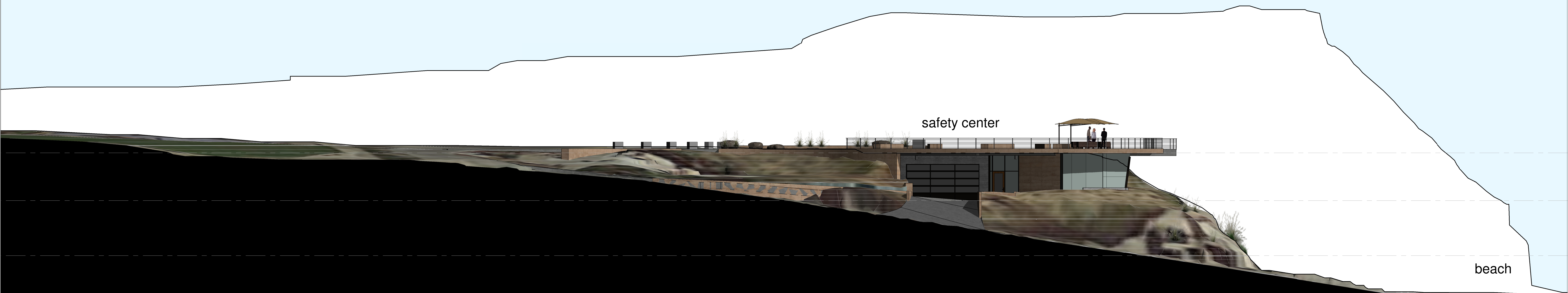
Existing



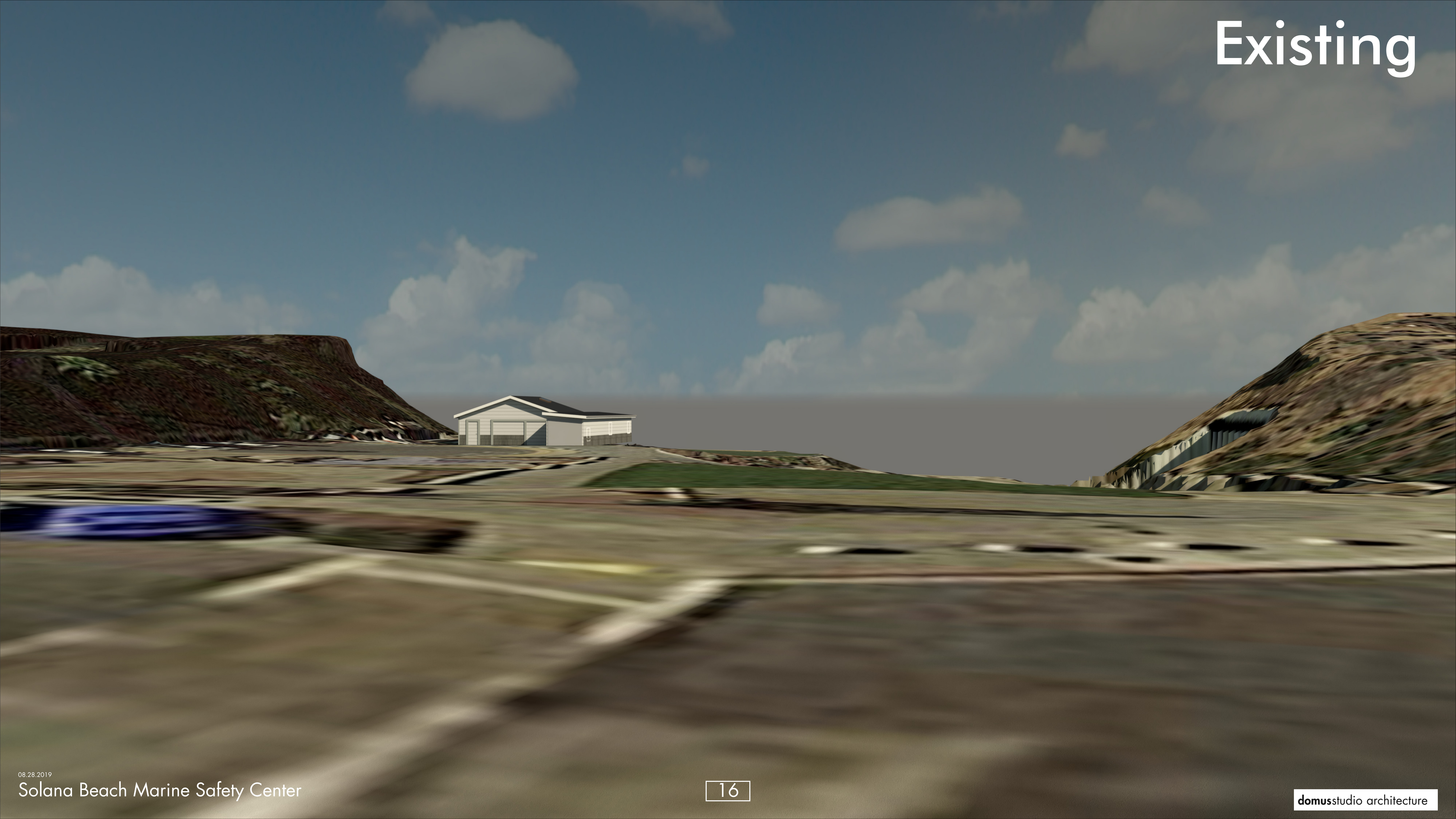


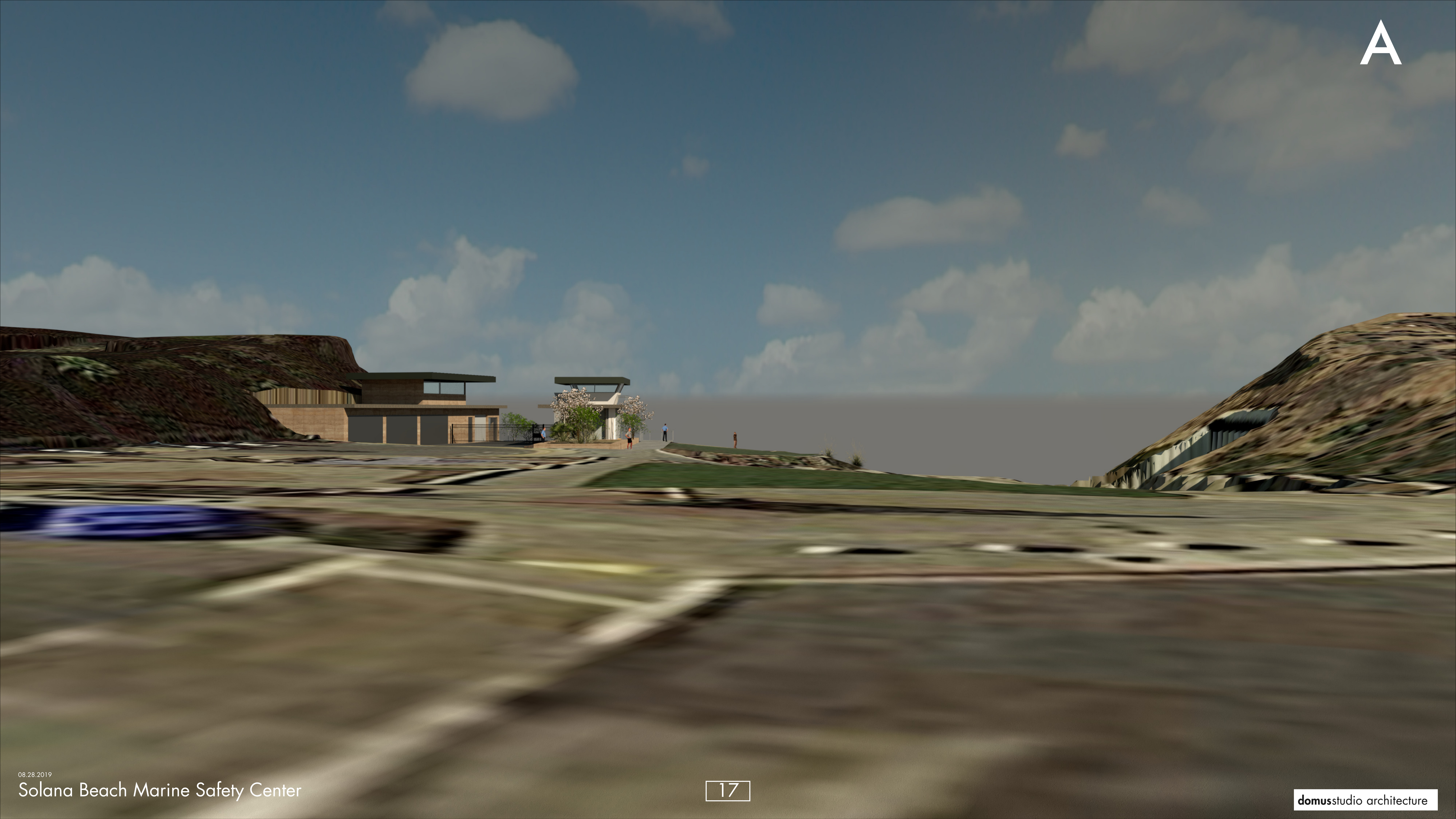


beach



Existing









Existing









C

Existing



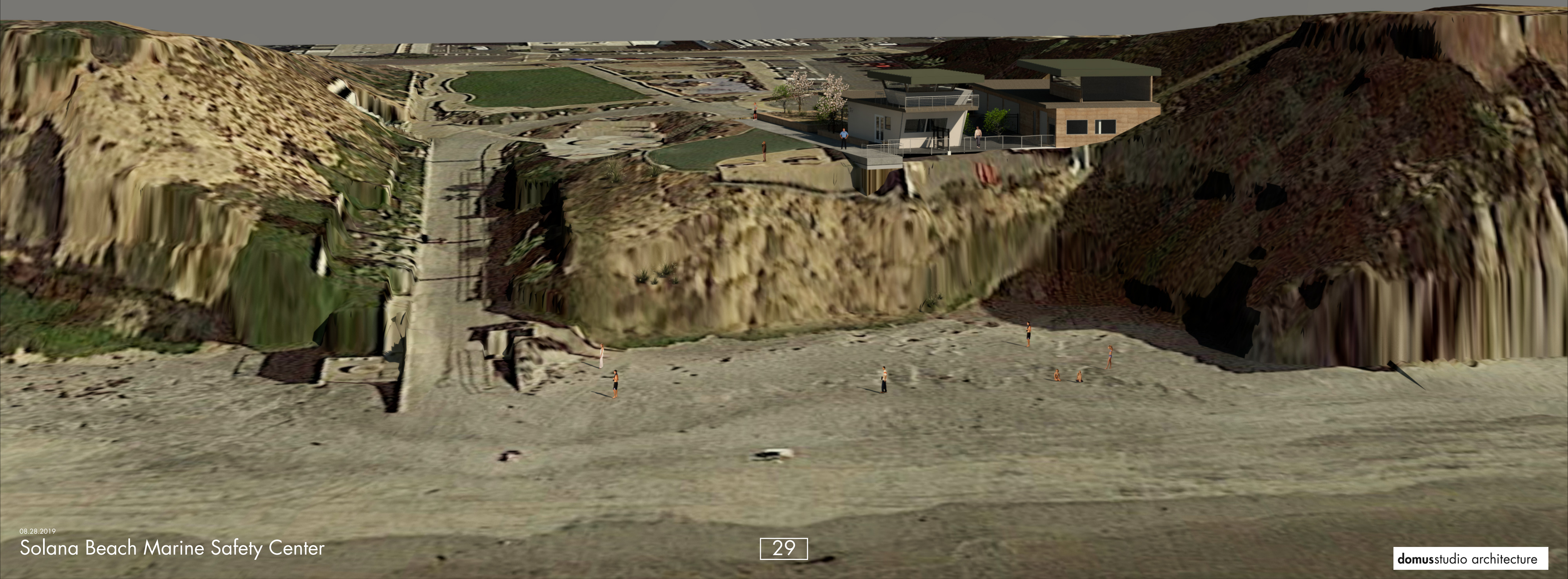






Existing









Existing

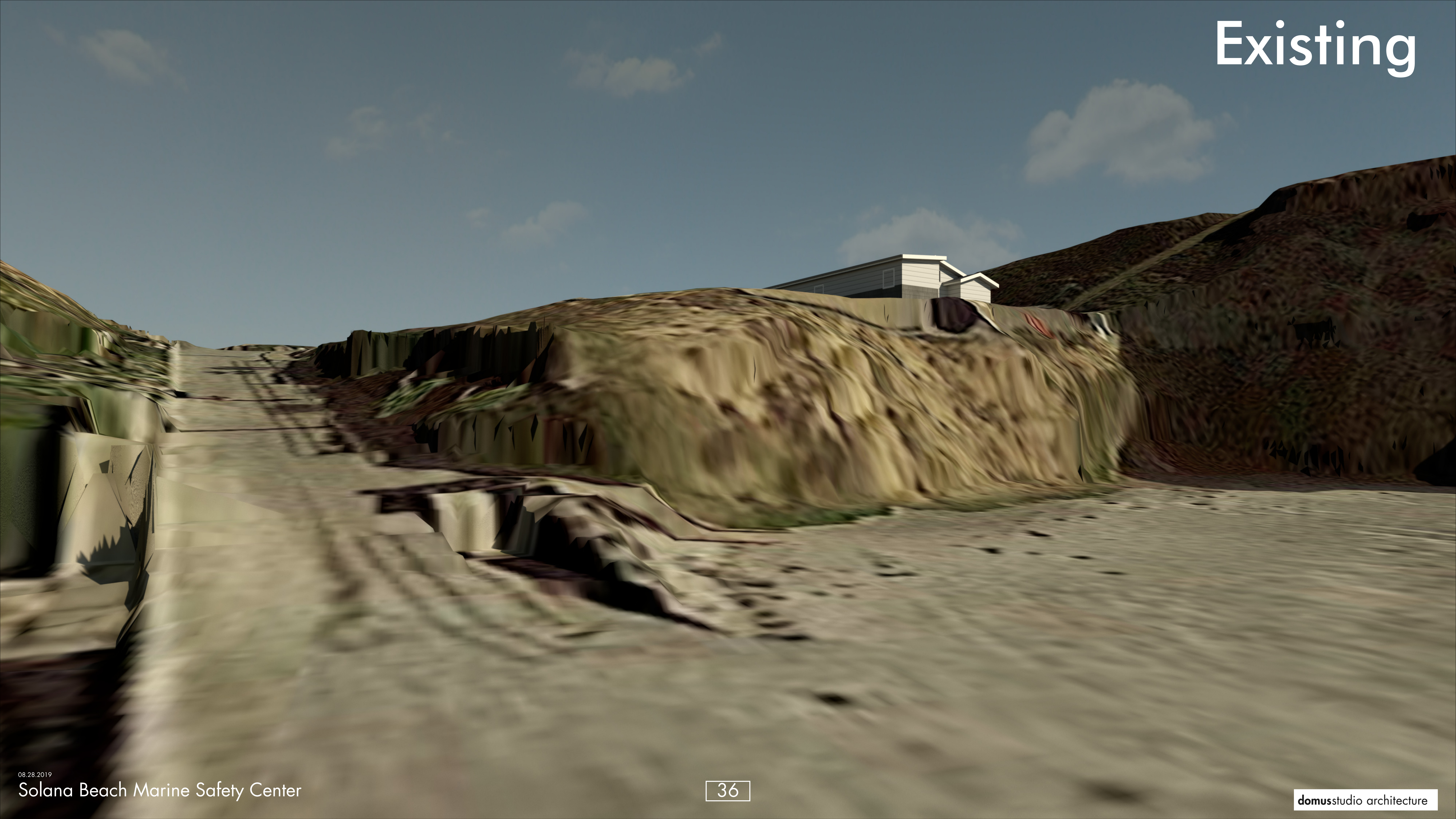


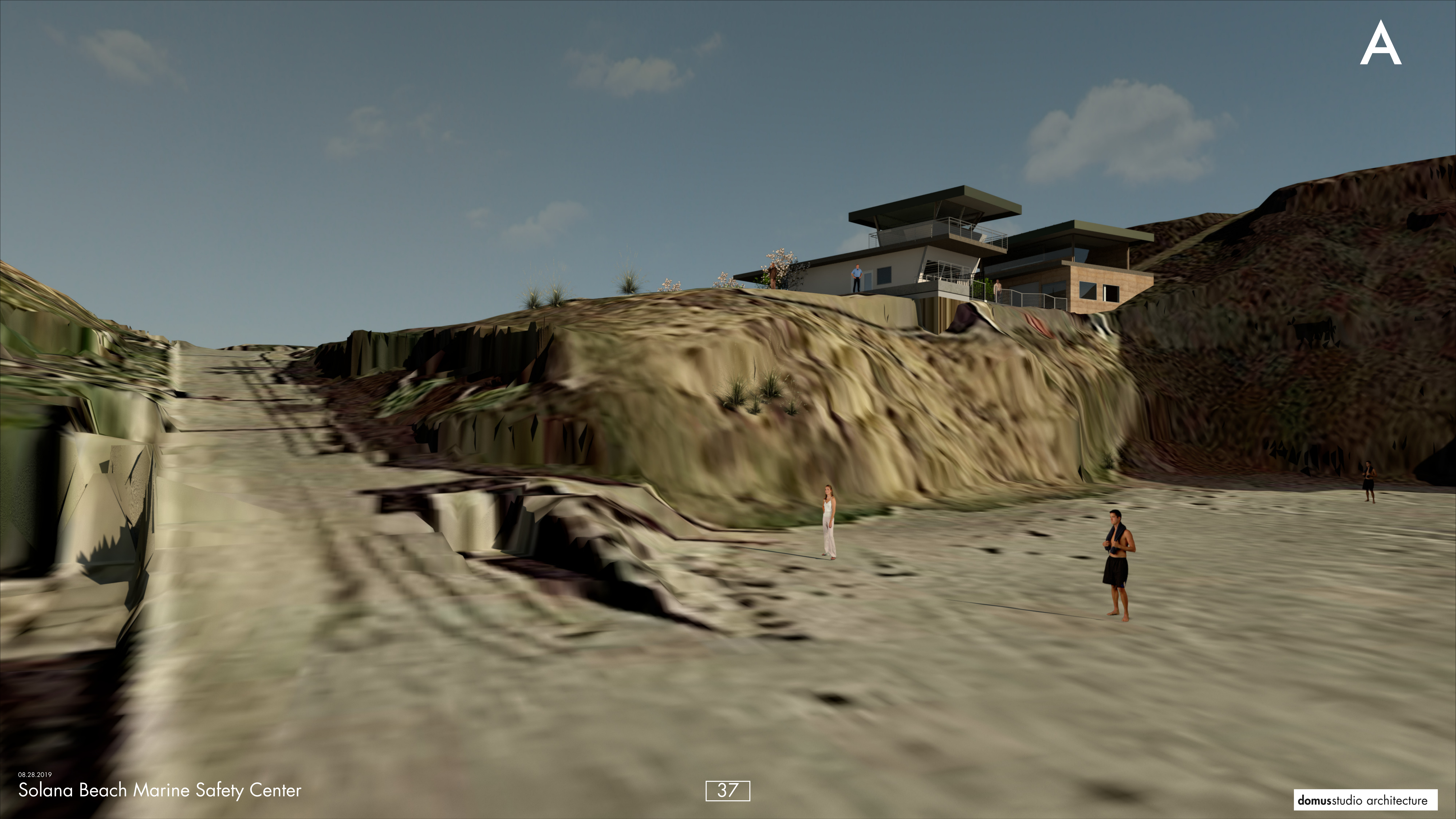


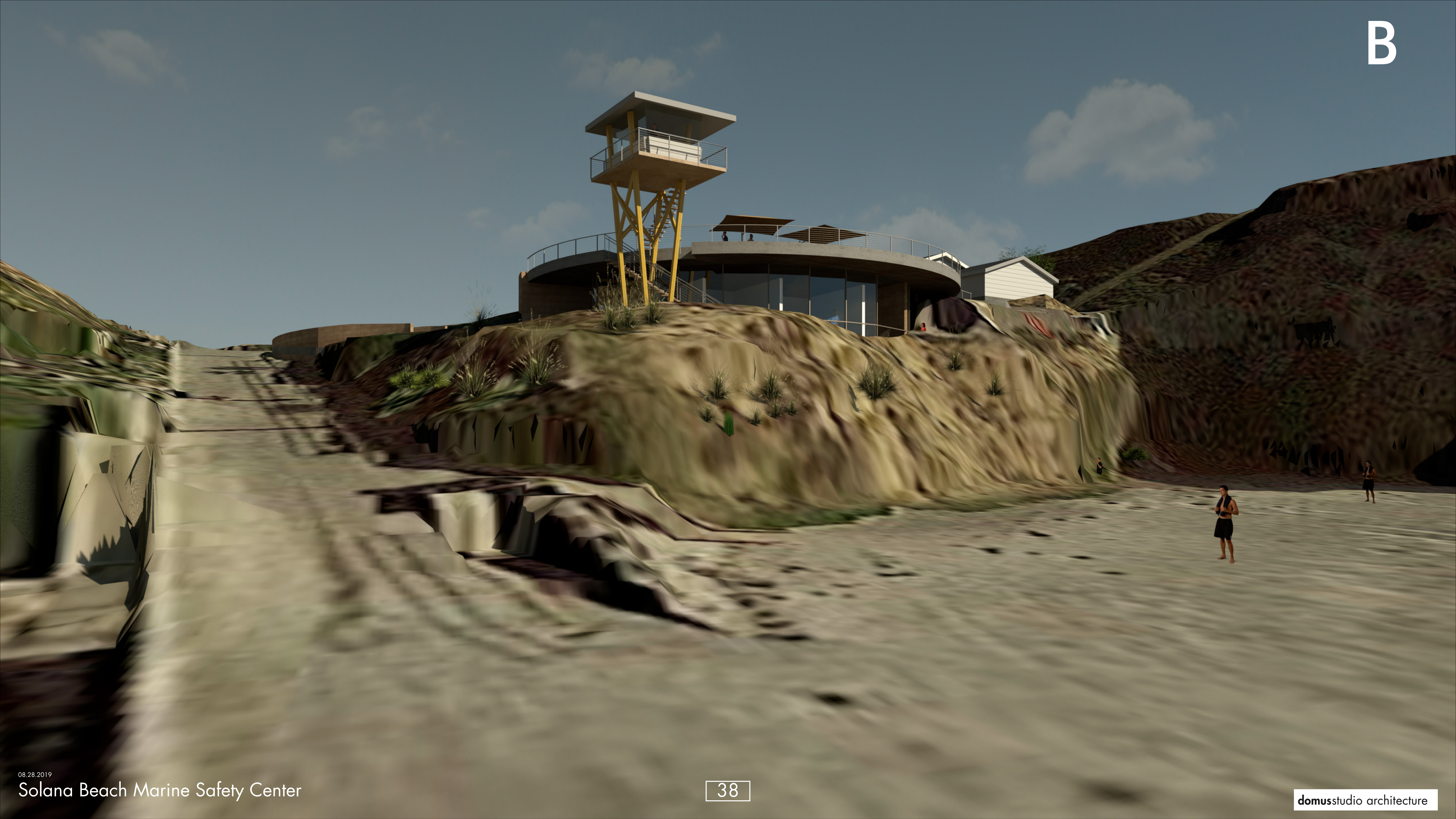


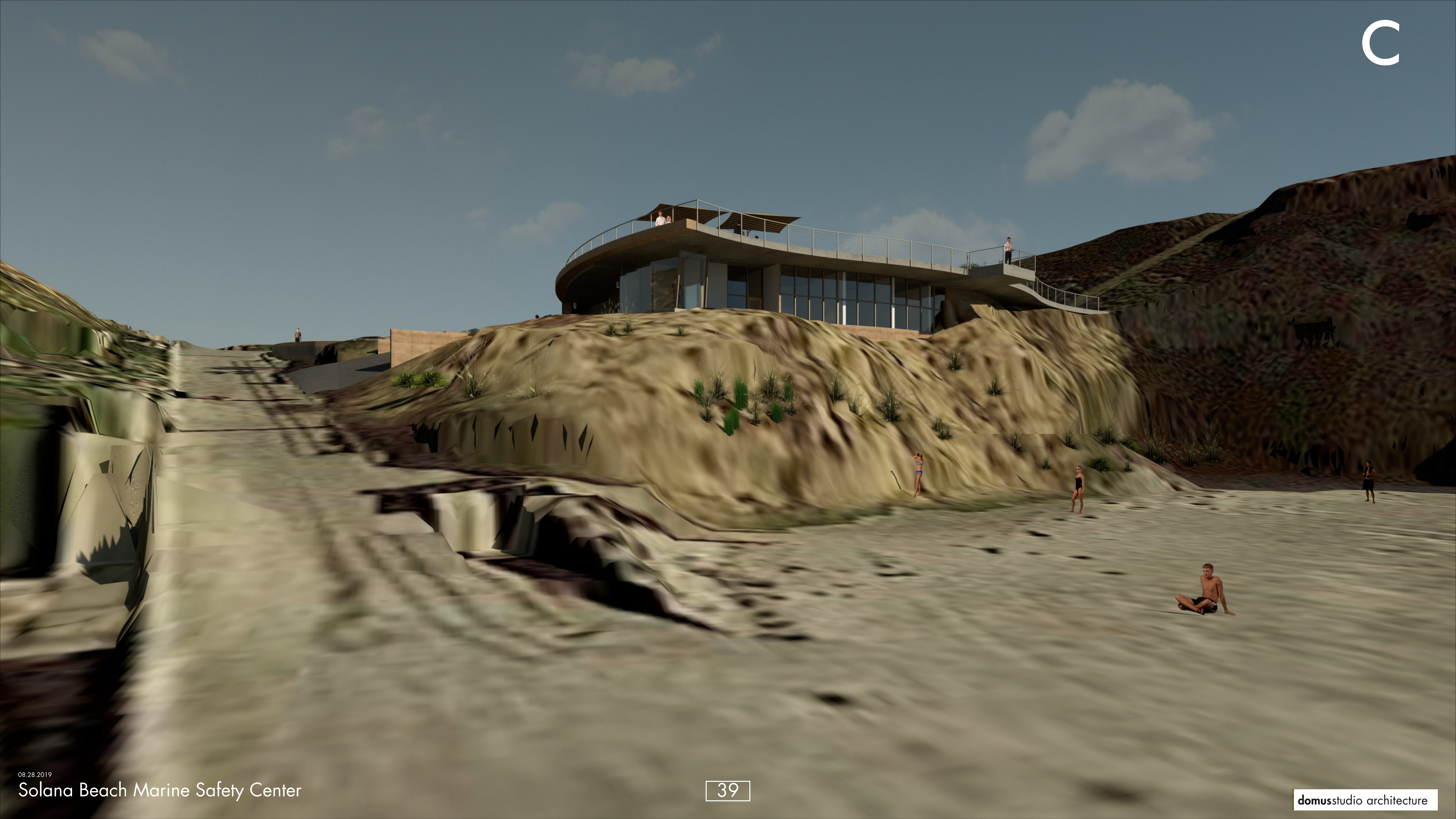


Existing

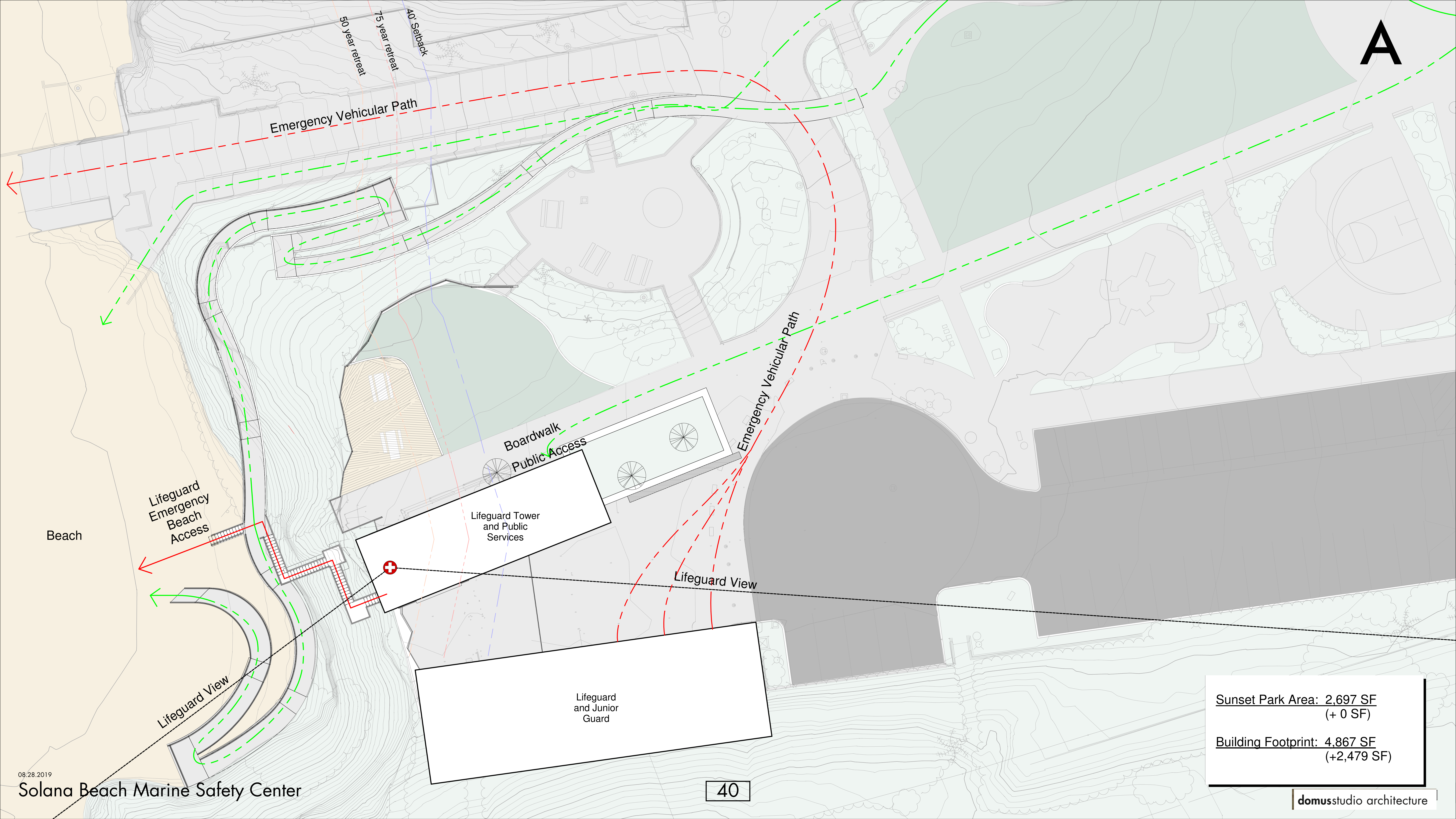








A



Emergency Vehicular Path

Emergency Vehicular Path

Boardwalk
Public Access

Lifeguard Tower
and Public
Services

Lifeguard View

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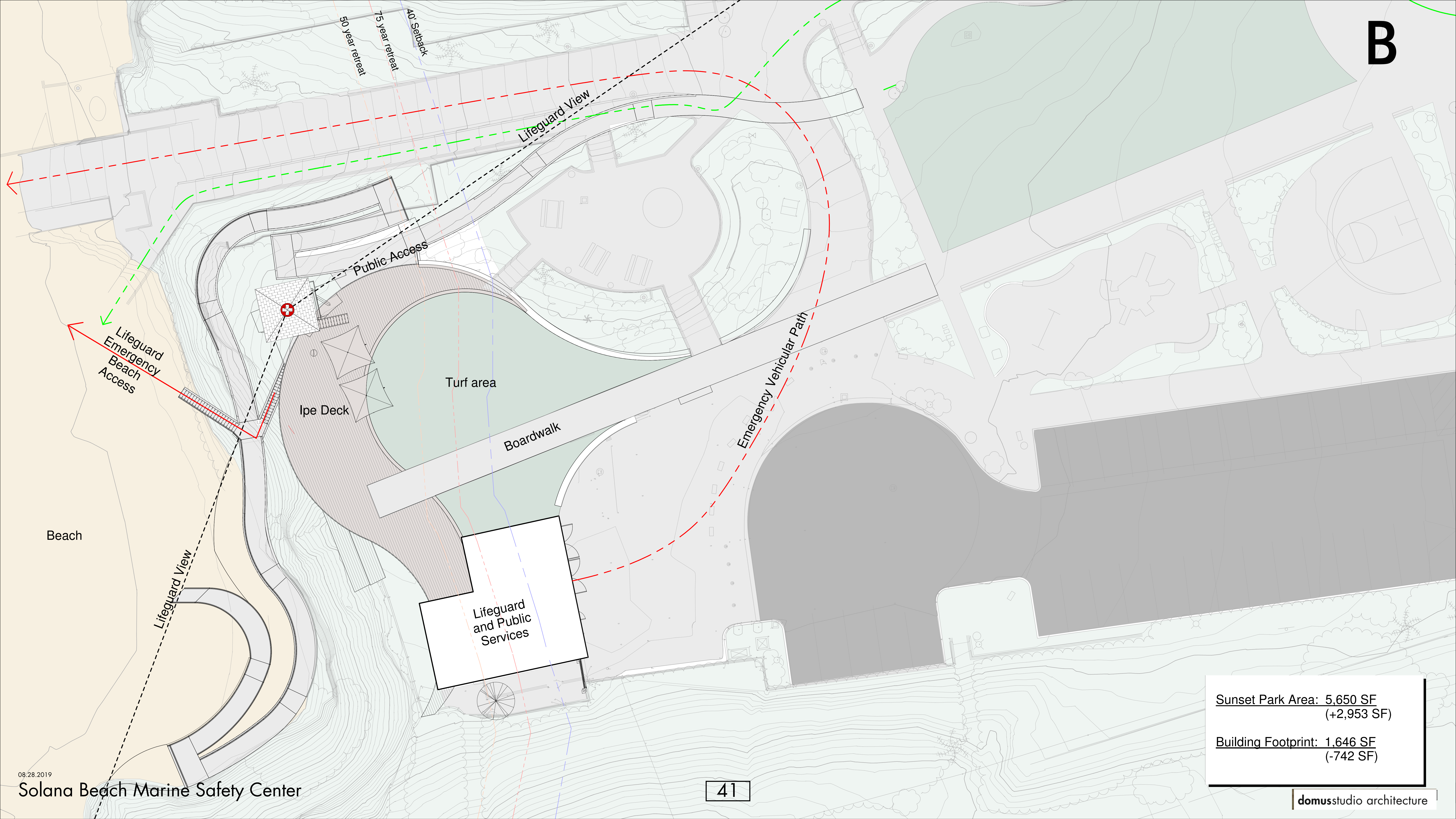
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Solana Beach Marine Safety Center

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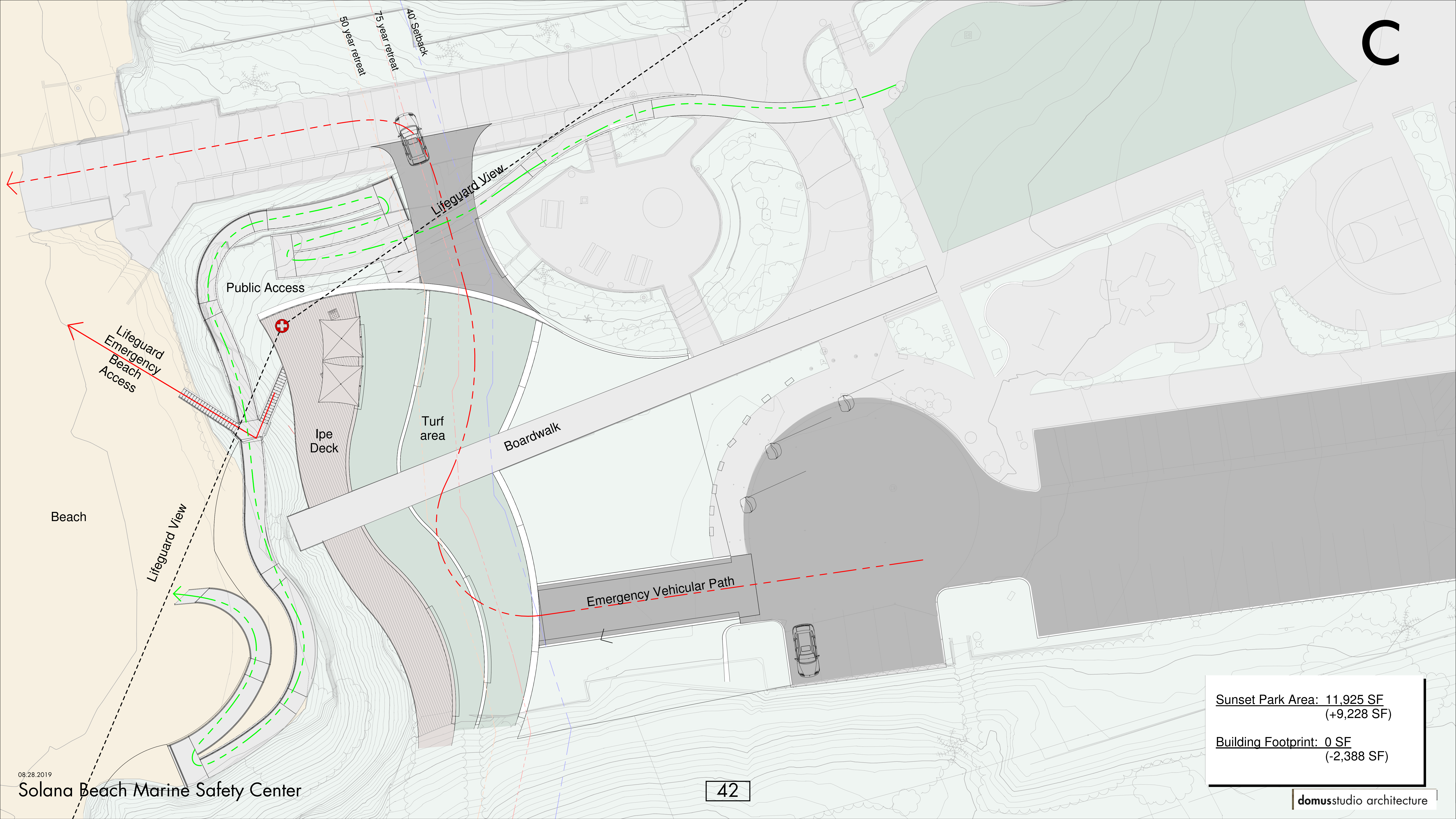
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Sunset Park Area: 5,650 SF
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Building Footprint: 1,646 SF
(-742 SF)

C



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(+9,228 SF)

Building Footprint: 0 SF
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