

15TH STREET RESTROOM REPLACEMENT AND BOARDWALK IMPROVEMENTS

Parks, Beaches, and Recreation Commission

April 1, 2025



CITY OF
NEWPORT BEACH

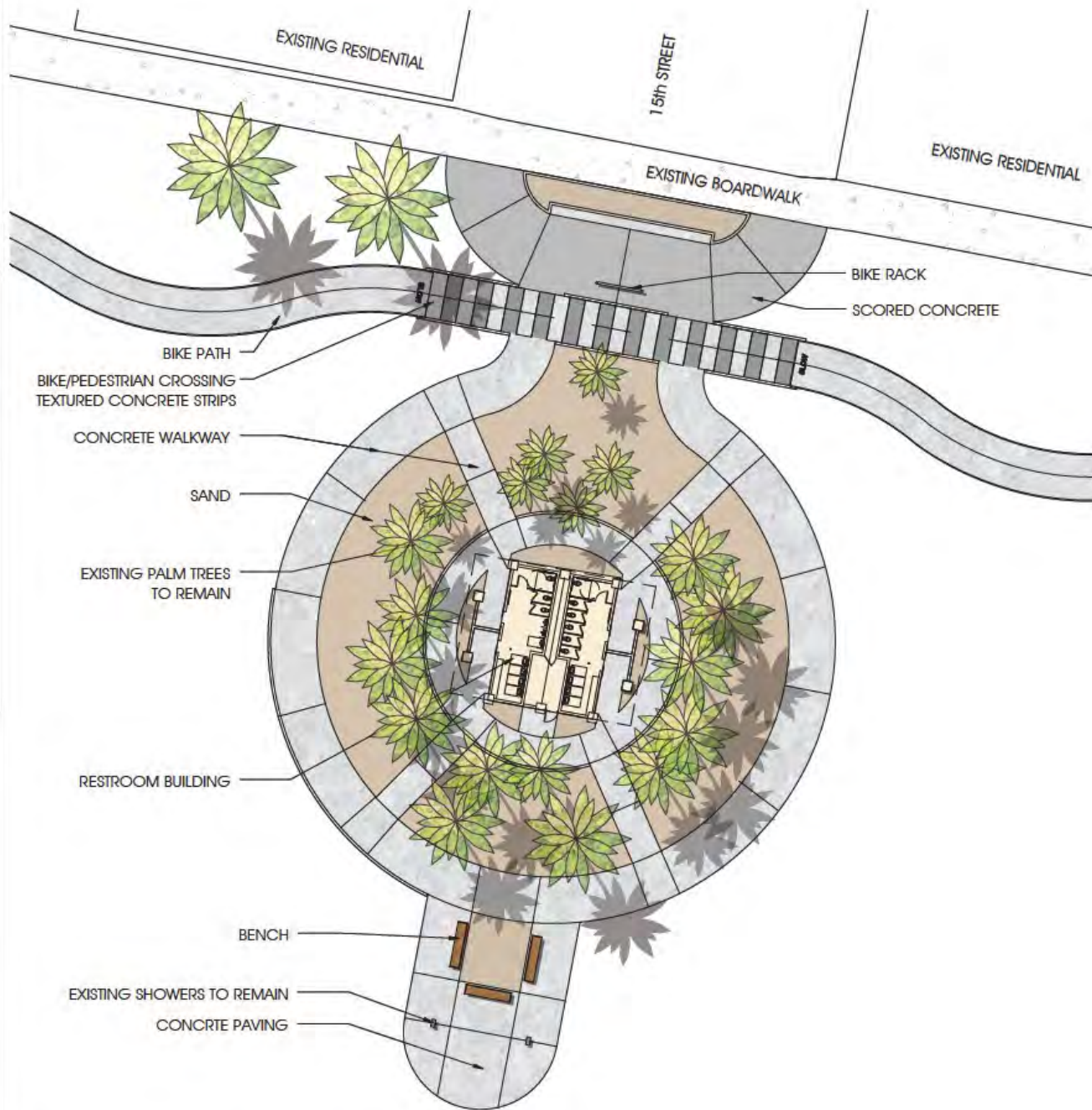
LOCATION



EXISTING RESTROOM AT 15TH STREET



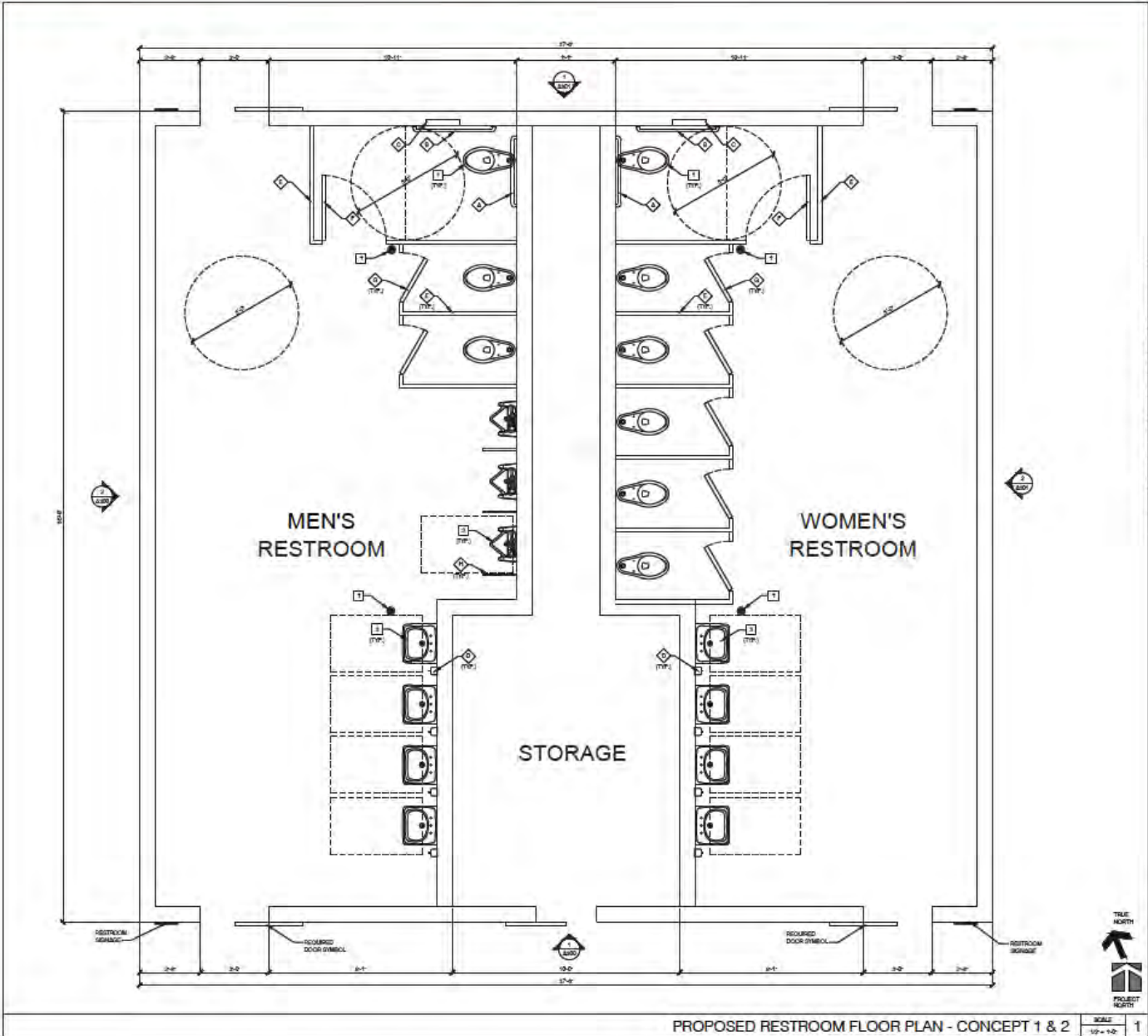
- Constructed 1961
- Remodeled 1985, 1987, 2001
- Additional work throughout the years
- Facility condition assessment very poor



RESTROOM OPTION 1



RESTROOM OPTION 1 - FLOORPLAN



KEYNOTES

- 1 FLOOR MOUNTED WATER CLOSET
- 2 URINAL
- 3 LAVATORY
- 4 FLOOR DRAIN

RESTROOM ACCESSORIES

| ITEM | UNIT QUANTITY |
|------------------------|---------------|
| 36-INCH GRAB BAR | |
| 42-INCH GRAB BAR | |
| TOILET PAPER DISPENSER | |
| SOAP DISPENSER | |
| TOILET PARTITION | |
| 36" DOOR | |
| 24" DOOR | |
| URINAL PARTITION | |

NEWPORT BEACH RESTROOMS

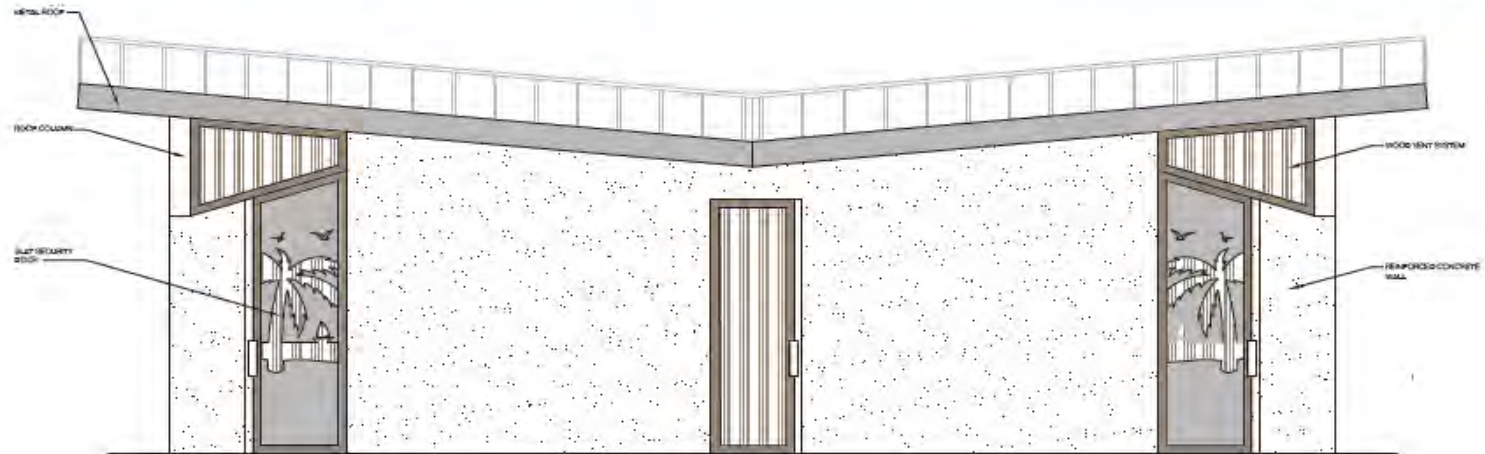
NEWPORT BEACH RESTROOMS

15TH STREET
NEWPORT BEACH, CA 92661

FLOOR PLAN

A200

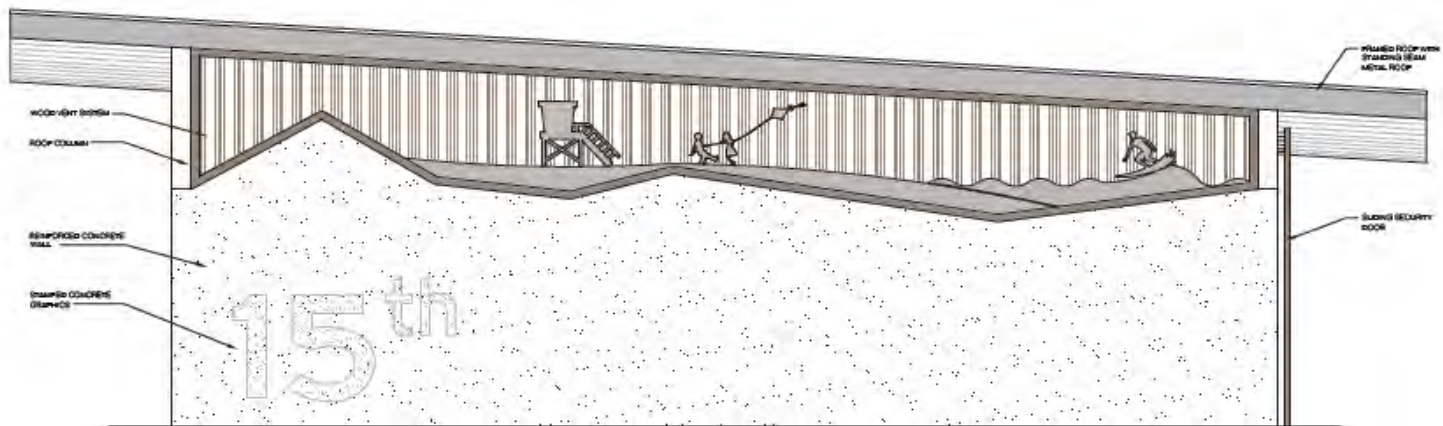
RESTROOM OPTION 1 - ELEVATIONS



SOUTH ELEVATION

SCALE
1/8" = 1'-0"

1



WEST ELEVATION

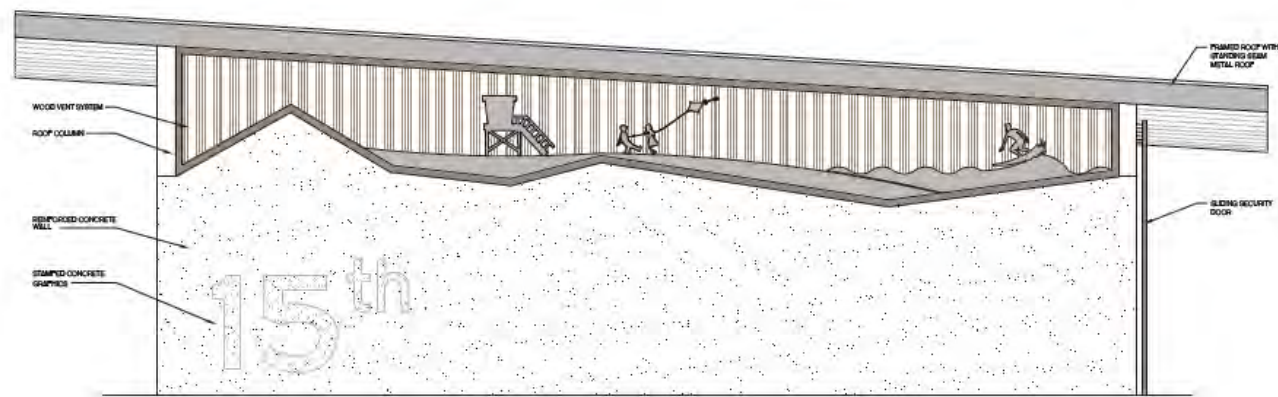
SCALE
1/8" = 1'-0"

2

RESTROOM OPTION 1 - ELEVATIONS



SOUTH ELEVATION SCALE 1/8" = 1'-0" 1



WEST ELEVATION SCALE 1/8" = 1'-0" 2

TAIT
1000 10th Street
Newport Beach, CA 92661
Tel: 949.261.1000
Fax: 949.261.1001
www.tait.com

City of Newport Beach
15th Street
Newport Beach, CA 92661

NEWPORT BEACH RESTROOMS

15TH STREET
NEWPORT BEACH, CA 92661

15th

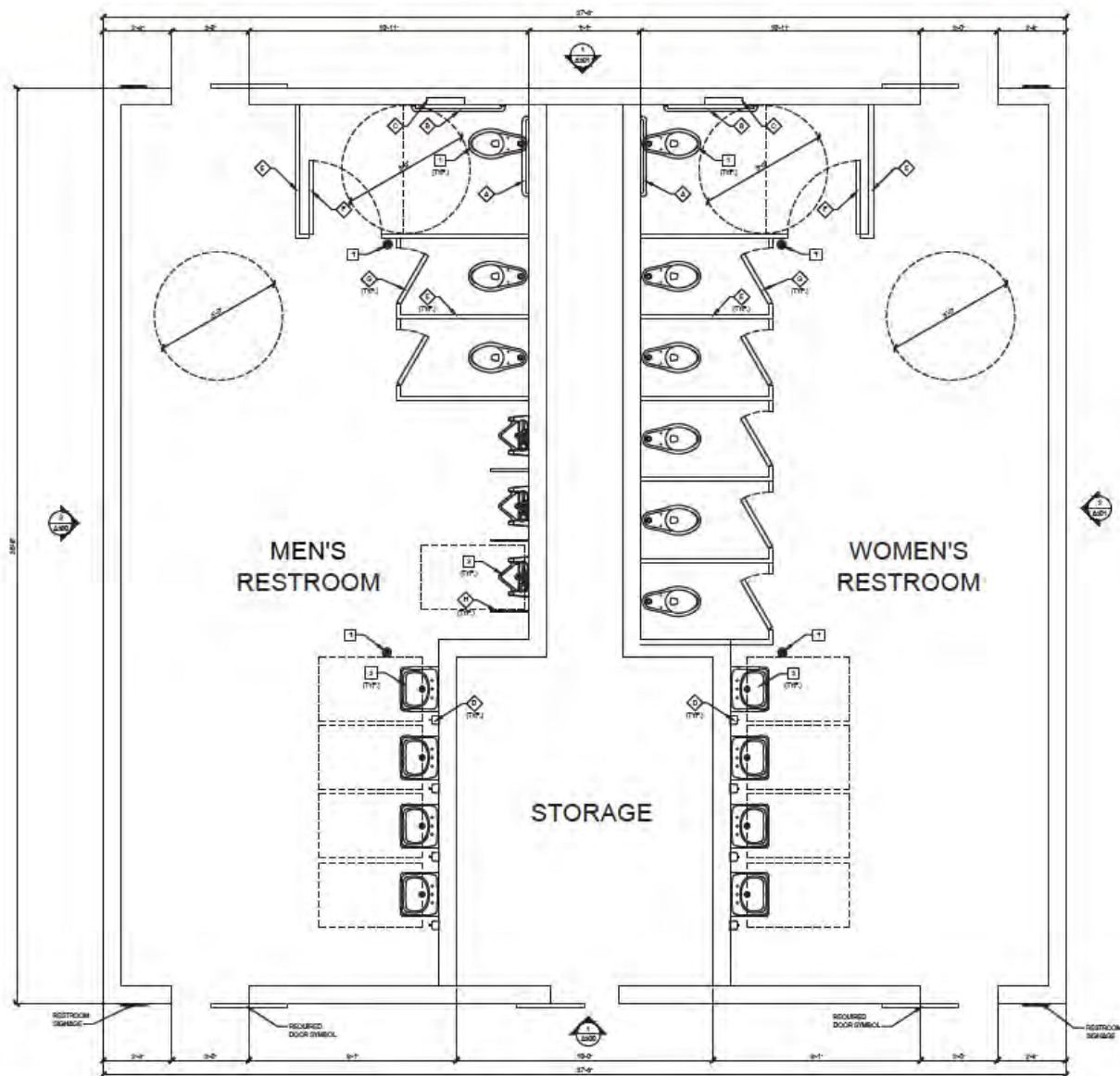
EXTERIOR ELEVATIONS

A301

RESTROOM OPTION 2



RESTROOM OPTION 2 - FLOORPLAN



KEYNOTES

- 1 FLOOR MOUNTED WATER CLOSET
- 2 URINAL
- 3 LAVATORY
- 4 FLOOR DRAIN

RESTROOM ACCESSORIES

| ITEM | UNIT NAME |
|------|------------------------|
| 1 | 36" HIGH GRAB BAR |
| 2 | 48" HIGH GRAB BAR |
| 3 | TOILET PAPER DISPENSER |
| 4 | SOAP DISPENSER |
| 5 | TOILET PARTITION |
| 6 | 36" DOOR |
| 7 | 36" DOOR |
| 8 | URINAL PARTITION |



PROJECT NAME
NEWPORT BEACH
RESTROOMS

PROJECT ADDRESS
NEWPORT BEACH
RESTROOMS
15TH STREET
NEWPORT BEACH, CA 92661

| DATE | DESCRIPTION |
|------|-------------|
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FLOOR PLAN

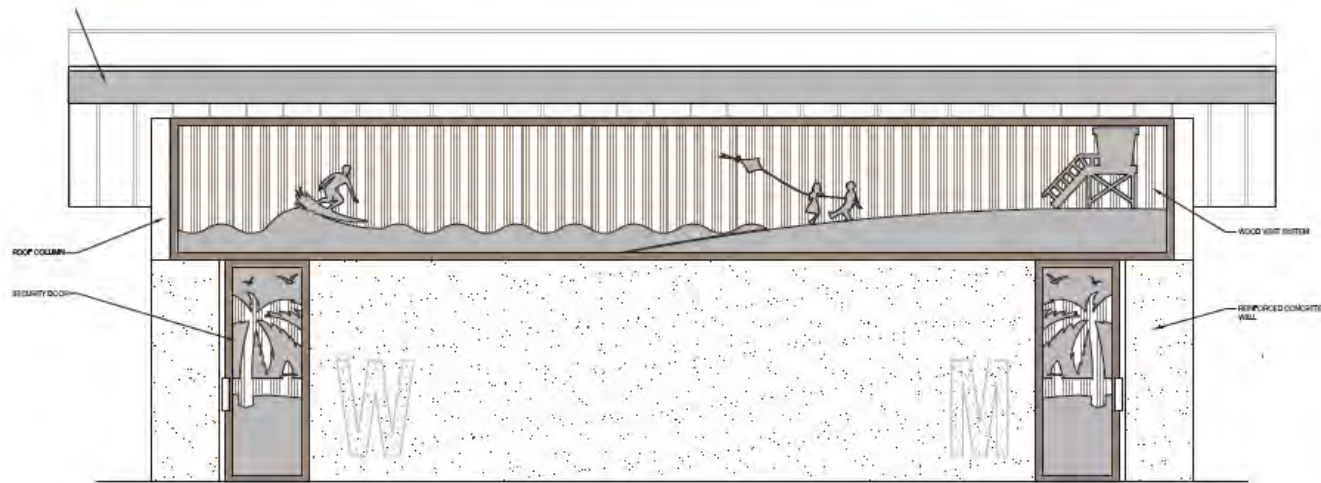
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PROPOSED RESTROOM FLOOR PLAN - CONCEPT 1 & 2

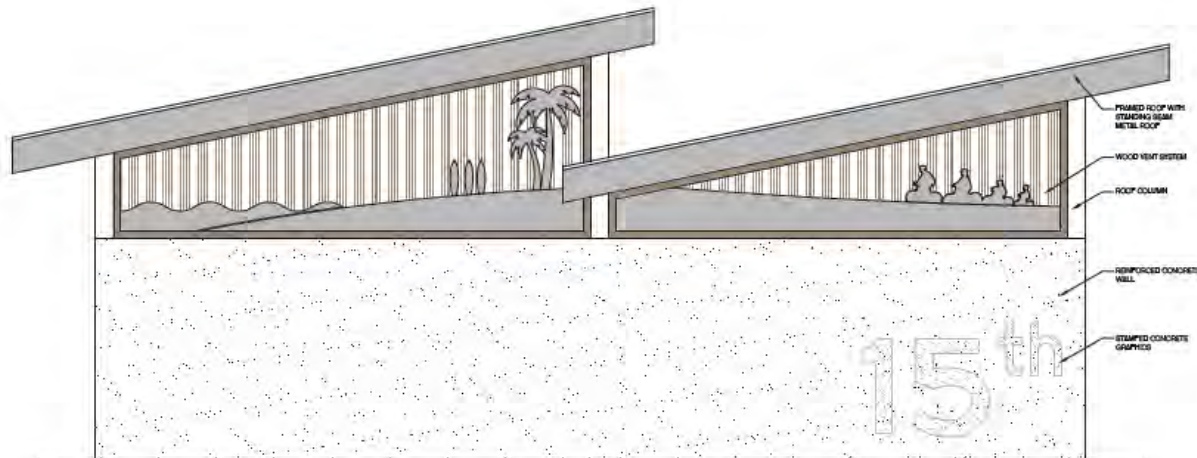
SCALE
1/8" = 1'-0"

1

RESTROOM OPTION 2 - ELEVATIONS



NORTH ELEVATION SCALE 1/8" = 1'-0" 1



EAST ELEVATION SCALE 1/8" = 1'-0" 2



PROJECT NAME
NEWPORT BEACH
RESTROOMS

PROJECT ADDRESS
NEWPORT BEACH
RESTROOMS
15TH STREET
NEWPORT BEACH, CA 92661

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE CITY OF NEWPORT BEACH.

| DATE | DESCRIPTION |
|------|-------------|
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DATE: 10/1/2015
ALTERNATE EXTERIOR
ELEVATIONS

DATE: 10/1/2015

A302

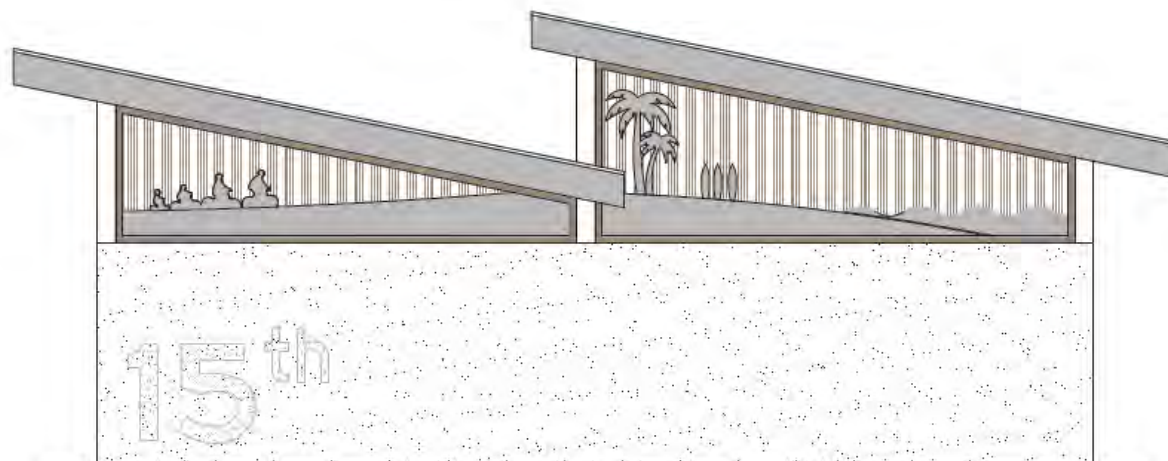
RESTROOM OPTION 2 - ELEVATIONS



NORTH ELEVATION

SCALE
1/2" = 1'-0"

1



EAST ELEVATION

SCALE
1/2" = 1'-0"

2

CITY OF
NEWPORT BEACH



NEWPORT BEACH
RESTROOMS

NEWPORT BEACH
RESTROOMS
15TH STREET
NEWPORT BEACH, CA 92661

PREPARED BY: TAIT
DESIGNED BY: TAIT
DRAWN BY: TAIT
CHECKED BY: TAIT
DATE: 10/1/11

| DATE | DESCRIPTION |
|------|-------------|
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ALTERNATE EXTERIOR
ELEVATIONS

DATE: 10/1/11

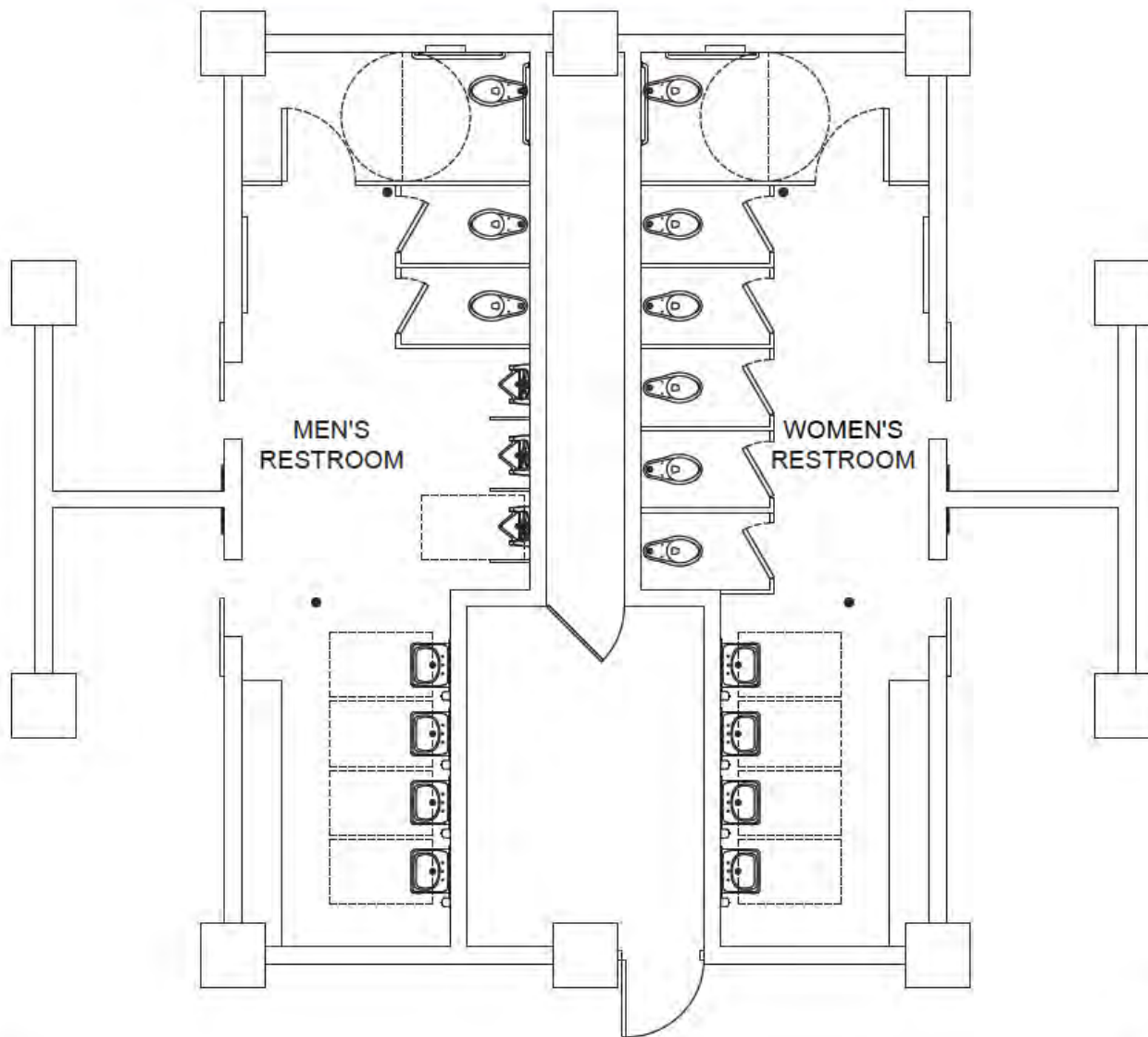
DATE: 10/1/11

A302

RESTROOM CONCEPT 3



RESTROOM OPTION 3 - FLOORPLAN



KEYNOTES

- 1 FLOOR MOUNTED WATER CLOSET
- 2 URINAL
- 3 LAVATORY
- 4 FLOOR DRAIN

RESTROOM ACCESSORIES

| ITEM | UNIT/NAME |
|------|------------------------|
| 1 | 36-INCH GRAB BAR |
| 1 | 42-INCH GRAB BAR |
| 1 | TOILET PAPER DISPENSER |
| 1 | SOAP DISPENSER |
| 1 | TOILET PARTITION |
| 1 | 36" DOOR |
| 1 | 36" DOOR |
| 1 | URINAL PARTITION |
| | |
| | |



Project Name:
NEWPORT BEACH RESTROOMS

Project Location:
NEWPORT BEACH RESTROOMS
15TH STREET
NEWPORT BEACH, CA 92661

Project Description:
The City of Newport Beach is seeking a design-build firm to provide design and construction services for the replacement of the existing restrooms located at 15th Street and the Harbor Drive. The project includes the design and construction of two new restrooms, one for men and one for women, and the removal of the existing restrooms. The project is estimated to cost \$1.5 million.

| Rev | Date | Description |
|-----|------|-------------|
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Project Name:
NEWPORT BEACH RESTROOMS

Project Location:
NEWPORT BEACH RESTROOMS

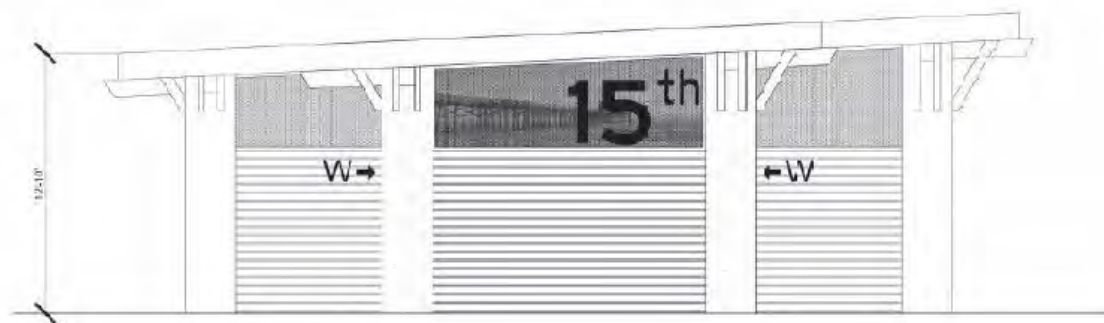
Project Description:
NEWPORT BEACH RESTROOMS

A200

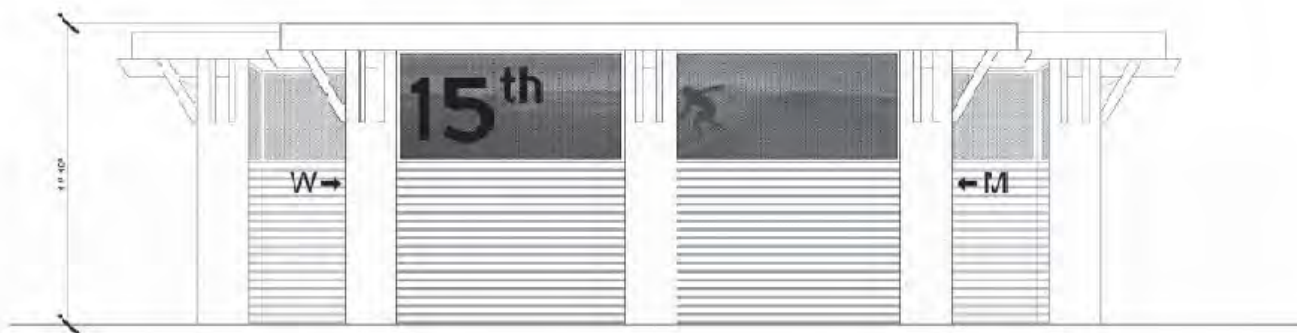
PROPOSED RESTROOM FLOOR PLAN - CONCEPT 1

1

NEWPORT BEACH



NORTH ELEVATION



EAST ELEVATION

NEWPORT BEACH

KEYNOTES



NEWPORT BEACH RESTROOMS

NEWPORT BEACH
RESTROOMS
1514 STREET
NEWPORT BEACH, CA 92660

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EXTERIOR ELEVATIONS

STRENGTHS AND LIMITATIONS

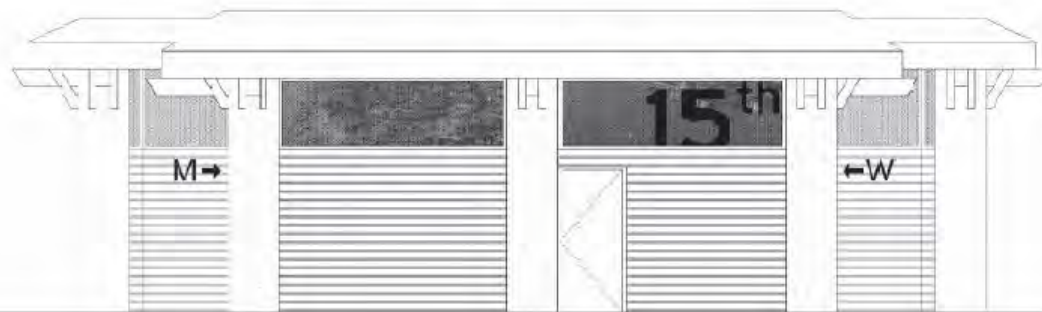
28

A300

RESTROOM OPTION 3 - ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

KEYNOTES

NEWPORT BEACH
RESTROOMSNEWPORT BEACH
RESTROOMS15TH STREET
NEWPORT BEACH, CA 92663

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| QUESTION | | ANSWER | |
|----------|---|--------|---|
| 1 | What is the purpose of the first paragraph? | 1 | To introduce the topic of the essay. |
| 2 | What is the main argument of the essay? | 2 | The main argument is that the government should invest more in education. |
| 3 | What evidence is provided to support the argument? | 3 | The evidence provided includes statistics on the current state of education and examples of countries that have successfully improved their education system. |
| 4 | What are the potential challenges to implementing the argument? | 4 | The potential challenges include the high cost of education and the need for a skilled workforce. |
| 5 | What is the conclusion of the essay? | 5 | The conclusion is that the government should invest more in education to improve the quality of life and economic growth. |

EXTERIOR ELEVATIONS

RESULTS:

1860

A301

OCEANFRONT (BOARDWALK) IMPROVEMENTS



OCEANFRONT BACKGROUND CITY COUNCIL DISCUSSIONS

- 1991: Oceanfront Safety Ordinance (Chapter 12.54)
- 1991-2001: Various revisions to Chapter 12.54
- April 2005: Discussion of Segways on Oceanfront
- October 2008: Motorized Vehicle Enforcement Discussion
- April 2009: Oceanfront Safety Committee Update
- March 2010: Oceanfront Safety Committee Update
- June 2016: Oceanfront Boardwalk Safety Discussion
- May 2017: Oceanfront Boardwalk Discussion
- February 2020: Consideration of Prohibiting Motorized Uses
- August 2020: Electric Bicycle Discussion
- September 2020: Oceanfront Safety Ordinance Update
- October 2020: Oceanfront Ordinance – second reading
- February 2021: Oceanfront Boardwalk Use – Follow Up

OCEANFRONT BACKGROUND

- Continued concern of interaction of faster-moving “wheeled” devices and pedestrians
- Oceanfront Safety Committee (2008-2010)
- Desire for additional enforcement: Led to special enforcement initiatives/strategies
 - Bicycle Patrols
 - Oceanfront Ambassador Program
 - Peninsula Safety Taskforce
- Desire for Engineering Solutions: Led to extensive research and various traffic control/calming device deployment
- Separate/split trail strategy part of discussion as early as 2008
- City Council funded the split trail (first segment) through approval of the CIP budget
- Additional Town Hall and Community Meetings

OCEANFRONT PRIMARY COMMUNITY CONCERNS



1. Faster-moving “wheeled” travelers vs. pedestrians
2. Limited space for shared uses
3. Limited space/visibility from street ends/properties



INNOVATIVE ENGINEERING



Rumble Strips



Radar Feedback Signs

BOARDWALK IMPROVEMENTS

Examples of how other Beach Cities
have addressed same concerns

OCEANFRONT



~12'



Hermosa Beach – Wide Joint Use Trail



Venice Beach Split Trails



Manhattan Beach Split Trails



Long Beach



Separated Trails



Split Trails

Santa Monica – Separate Trails





Santa Monica Crossing Treatment

Bicycle Speed Calming Research

Locations Contacted/Responded to Inquiry

Huntington Beach

Seal Beach

Long Beach

Redondo Beach

Hermosa Beach

Santa Monica

LA County

Irvine

San Diego

Roseville

Sacramento

Fayetteville, AR

Calgary, Alberta

Boston, MA

Snohomish County, WA

San Antonio, TX

Denver, CO

Eugene, OR

Portland, OR

Tallahassee, FL

St. Louis, MO

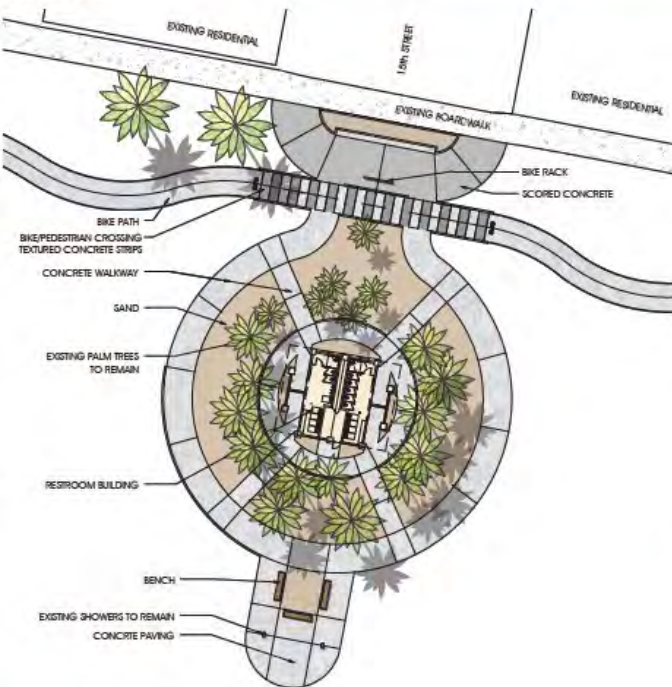
Scottsdale, AZ

BENEFITS TO SEPARATING THE OCEANFRONT TRAILS

- Reduced risk to pedestrians
- Improved sight distance for crossing wheeled path
- Simplified enforcement of poor behavior
- Ability to design facility for specific user
- Reduced risk to cyclists (over banning/forcing to Balboa Blvd)



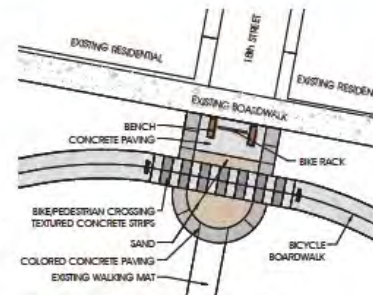
PROJECT SITE OVERVIEW
SCALE: 1" = 80'



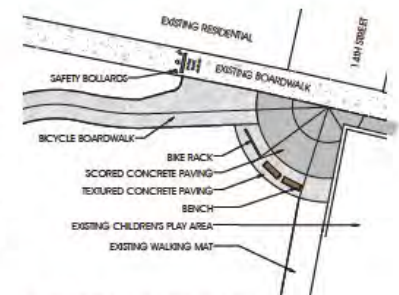
ENLARGEMENT 1 - BIKE CROSSING & RESTROOM FACILITY
SCALE: 1" = 20'



ENLARGEMENT 2 - BIKE PATH WEST END
SCALE: 1" = 20'



ENLARGEMENT 3 - TYPICAL BIKE CROSSING
SCALE: 1" = 20'



ENLARGEMENT 4 - BIKE PATH EAST END
SCALE: 1" = 20'



SECTION/ELEVATION - TYPICAL BIKE CROSSING
SCALE: 1" = 10'



TEXTURED COLORED CONCRETE



BENCH SEATING TYPE 1



BENCH SEATING TYPE 2



9 - BIKE WAVE RACK



N.T.S.



CONCEPTUAL LANDSCAPE PLAN

NEWPORT BEACH BIKE PATH - NEWPORT BEACH PIER TO 14TH STREET
NEWPORT BEACH, CA



CITY OF
NEWPORT BEACH

DESIGNED BY
CDPC
MARCH 25, 2025



CONCEPTUAL DESIGN & PLANNING COMPANY
CDPC
CONCEPTUAL DESIGN & PLANNING COMPANY
CDPC
CONCEPTUAL DESIGN & PLANNING COMPANY

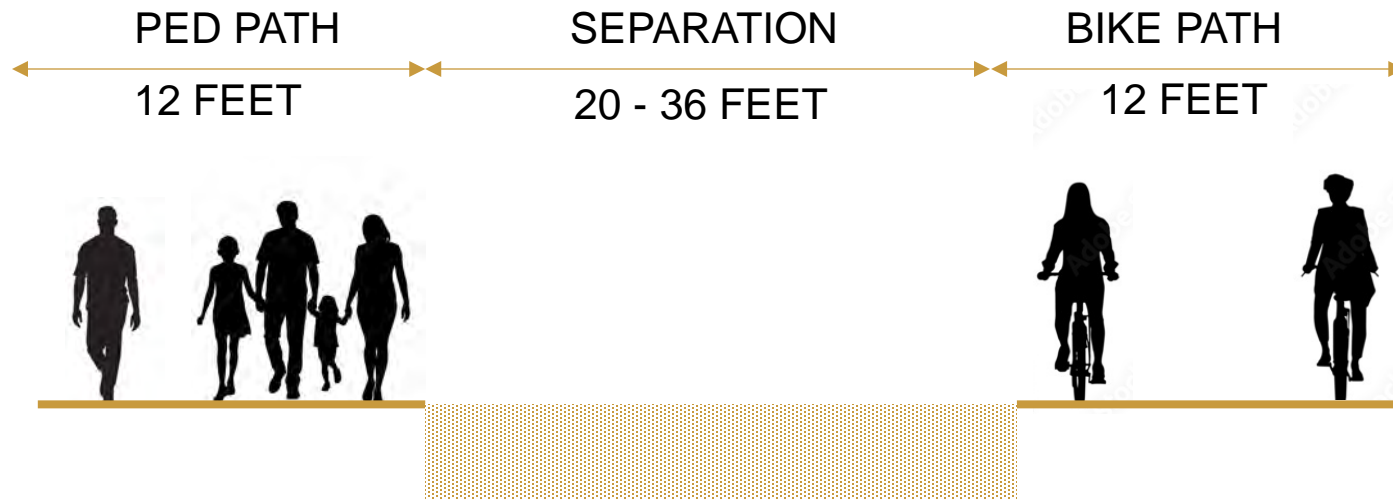


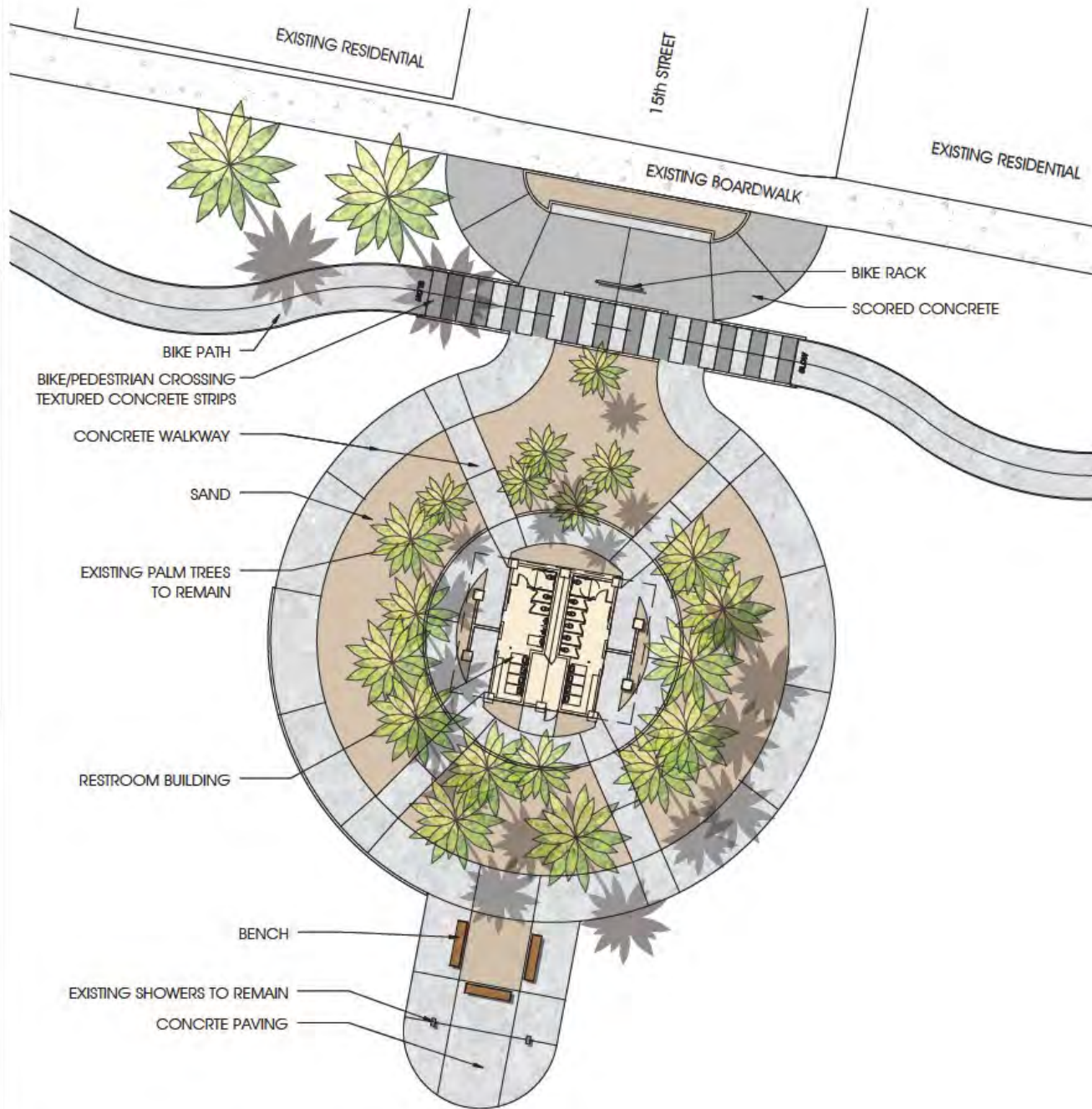
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BOARDWALK IMPROVEMENTS



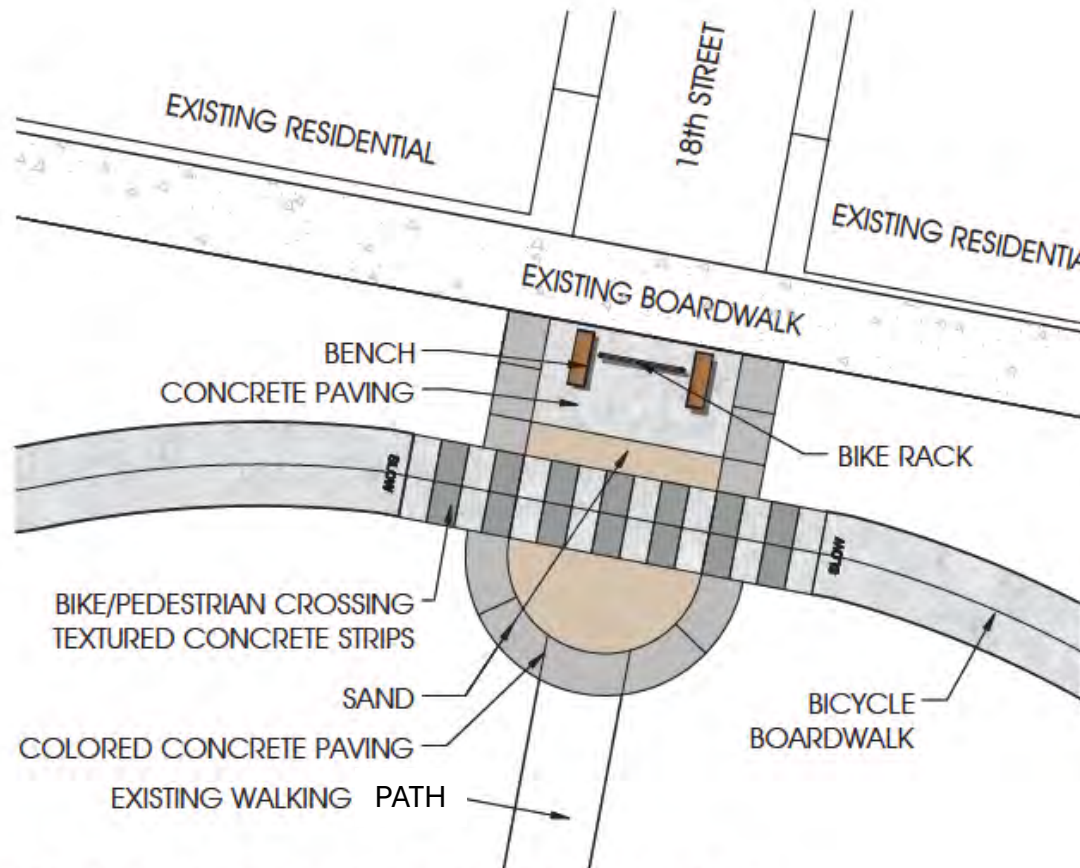
BOARDWALK IMPROVEMENTS





ENLARGEMENT 1 - BIKE CROSSING & RESTROOM FACILITY

BOARDWALK IMPROVEMENTS





Oceanfront Boardwalk Trail Splitting Project

Phase 1 

Phase 2 

Phase 3 

QUESTIONS?

Recommendation: Review, provide feedback, and make a recommendation for commencement of final designs on the proposed replacement restroom concepts and boardwalk improvements.