

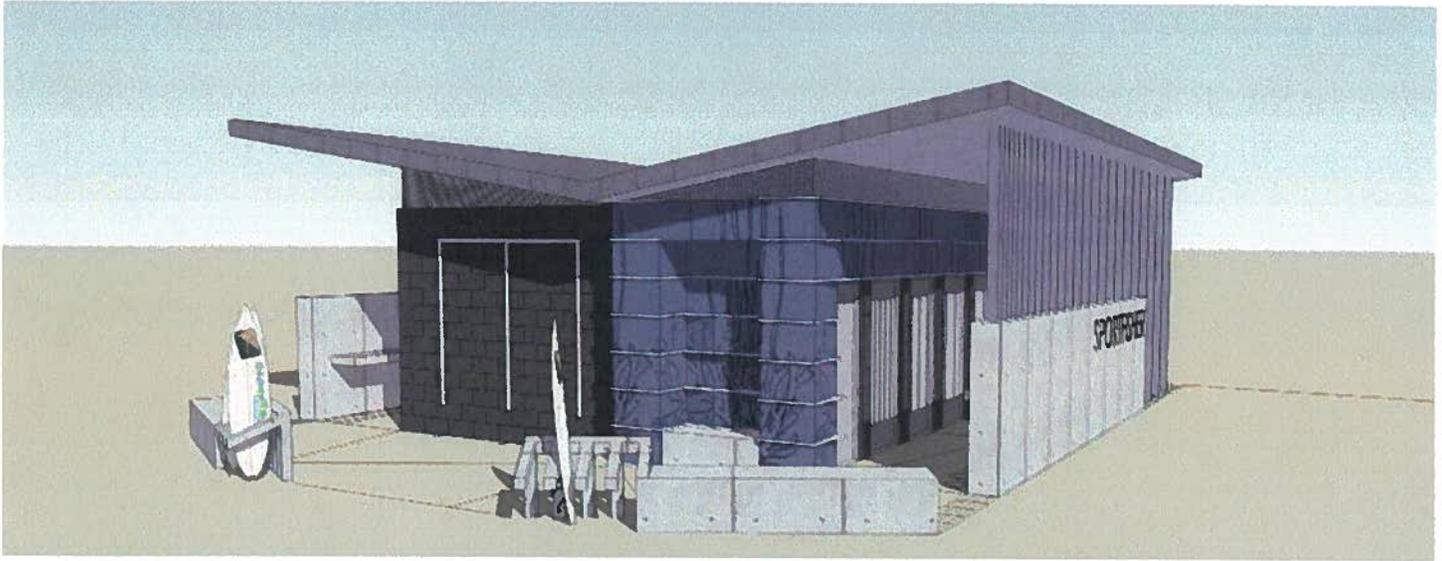
## **SUMMARY OF WATER FRONT RESTROOMS PROJECT**

## **ITEM # 7**

The project proposes the construction of three public beach restrooms (Breakwater, Sportsfisher and Tyson). The existing three restrooms will be demolished and replaced. The design constraints were to achieve a maximum number of toilet stalls and amenities without increasing the overall size of the existing restrooms in order to preserve public coastal views. The proposed design has oriented the new beach restrooms with the long axis of the building perpendicular to the Strand to increase the number of toilet stalls while reducing the overall building footprint and not encroaching onto additional sand. All of the bathrooms are to be unisex. Entrances are located both south and north of the structures.

The proposed design is contemporary and is characterized by geometric shapes and strong lines. All of the new restrooms will utilize the same basic design to reduce costs, however, colors and some non-structural exterior materials may vary. The proposed material is a treated cinderblock wall. The project also includes the remodels of the Pier restroom (located midway on the pier), and the Wisconsin Street public restrooms. No increase in fixture count is proposed for these two restrooms. Staff anticipates issuing a Coastal Permit for these restrooms in June or July 2013.

Staff is also looking at options with the design consultant to remodel and/or replace facilities near the amphitheater. Facilities being studied include possibly replacing the Police Lock Out Building, remodeling the Bathhouse and reconfiguring the area next to Betty's Lot with the steel storage containers and dumpsters. This is a future phase and is not included in beach restroom project described above.



## OCEANSIDE PUBLIC RESTROOMS

oceanside, ca

RRM was contracted by the City of Oceanside to design, entitle and facilitate public outreach for three new beach restrooms and two renovations. The facilities are located on the existing pier structure, on the beach, and underneath a historical street-grade crossing. RRM's design will result in a zero net loss of sand has been very well received by the community and the California Coastal Commission. The project is currently on hold with 60% complete construction documents pending resolution of redevelopment appropriated funds.

