AGENDA NO. 4D

City of Oceanside

Development Services Department

Memorandum

DATE: April 22, 2015

TO: Downtown Advisory Committee

FROM: Nathan Mertz, CIP Manager II

SUBJECT: Beach Restrooms and Operations Facility Project

Location

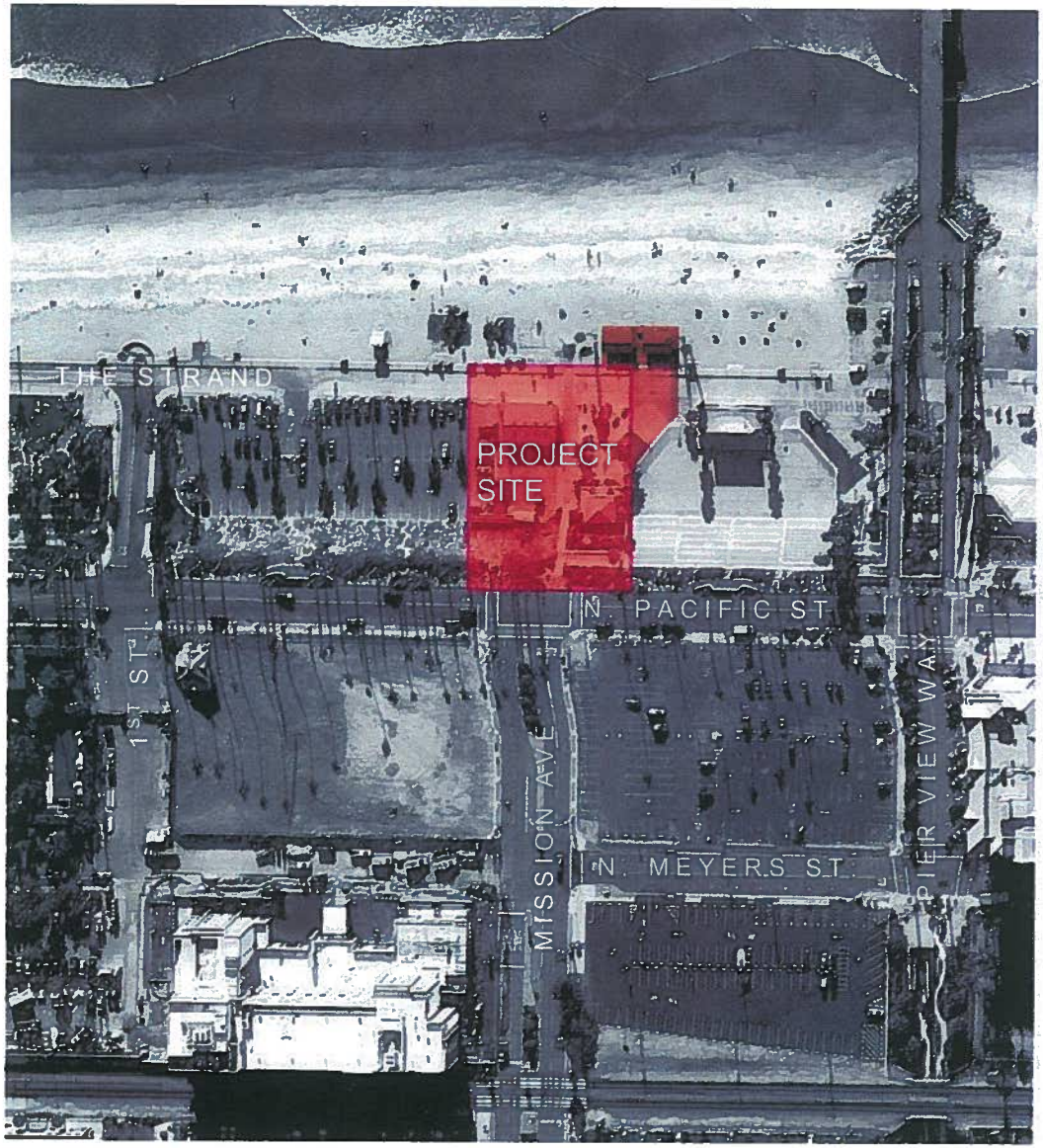
The project area is defined by the Oceanside Junior Seau Amphitheater to the north, The Strand to the west, Betty's Lot to the south and Pacific Street to the east (see attached Exhibits).

Project Description

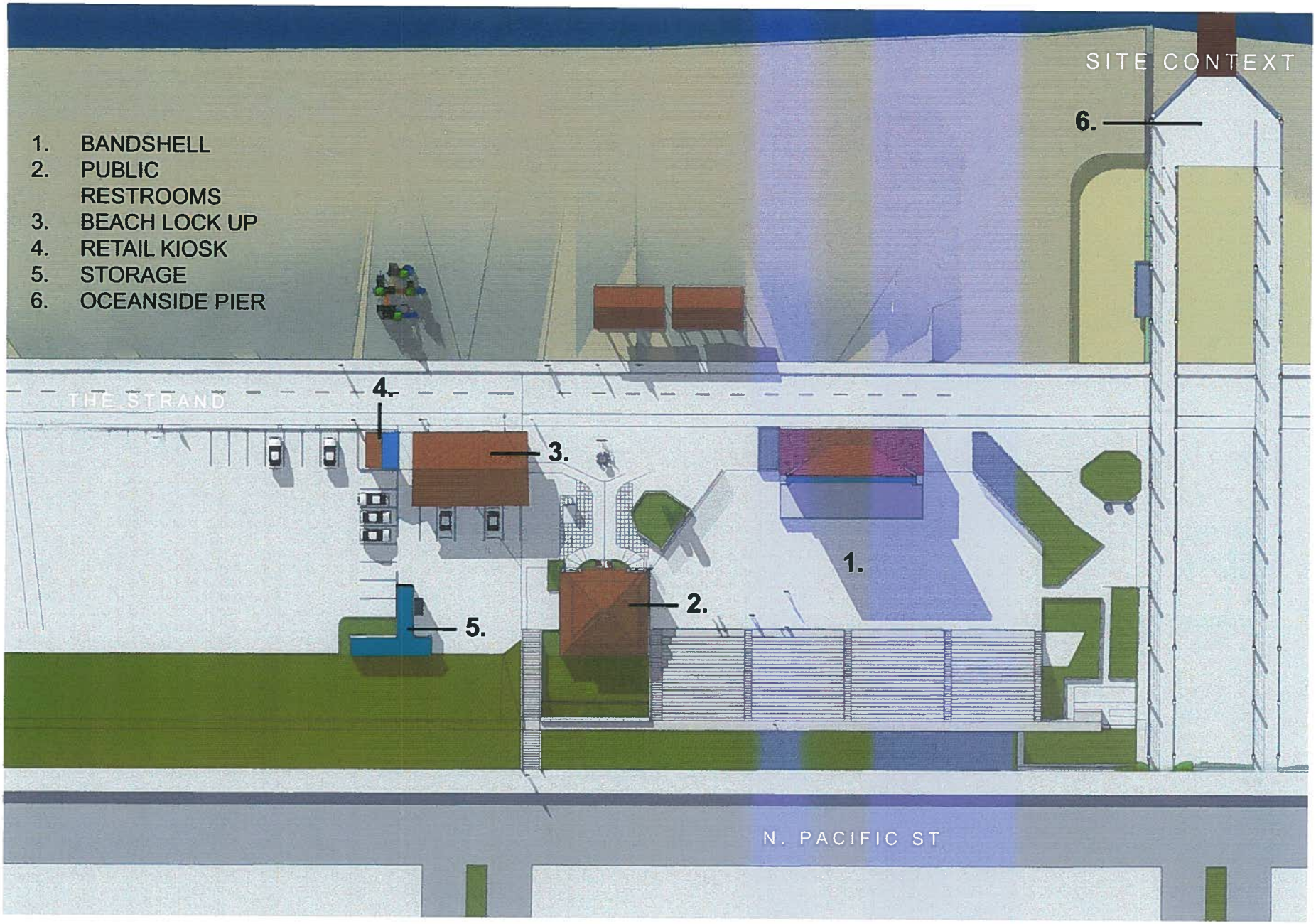
As part of the movement to improve restroom facilities along The Strand and the Pier areas, the Beach Restroom and Operations Facilities Project (Restroom Project Phase 2) will have to address multiple uses and multiple user groups to achieve that goal. Current uses within this area is the Comfort Station/Bath House Restrooms, Main Street Oceanside Beach Vendor Program storage, Beach Maintenance and OPD facility, OPD parking, Ruby's Restaurant storage, beach access, public space, trash dumpsters and a sewer lift station.

In addition, Tyson Street Park Restrooms will be evaluated and included within the project scope of work. This evaluation is required due to changing site conditions within the park and the expanded footprint of Main Street Oceanside Beach Vendor Program.

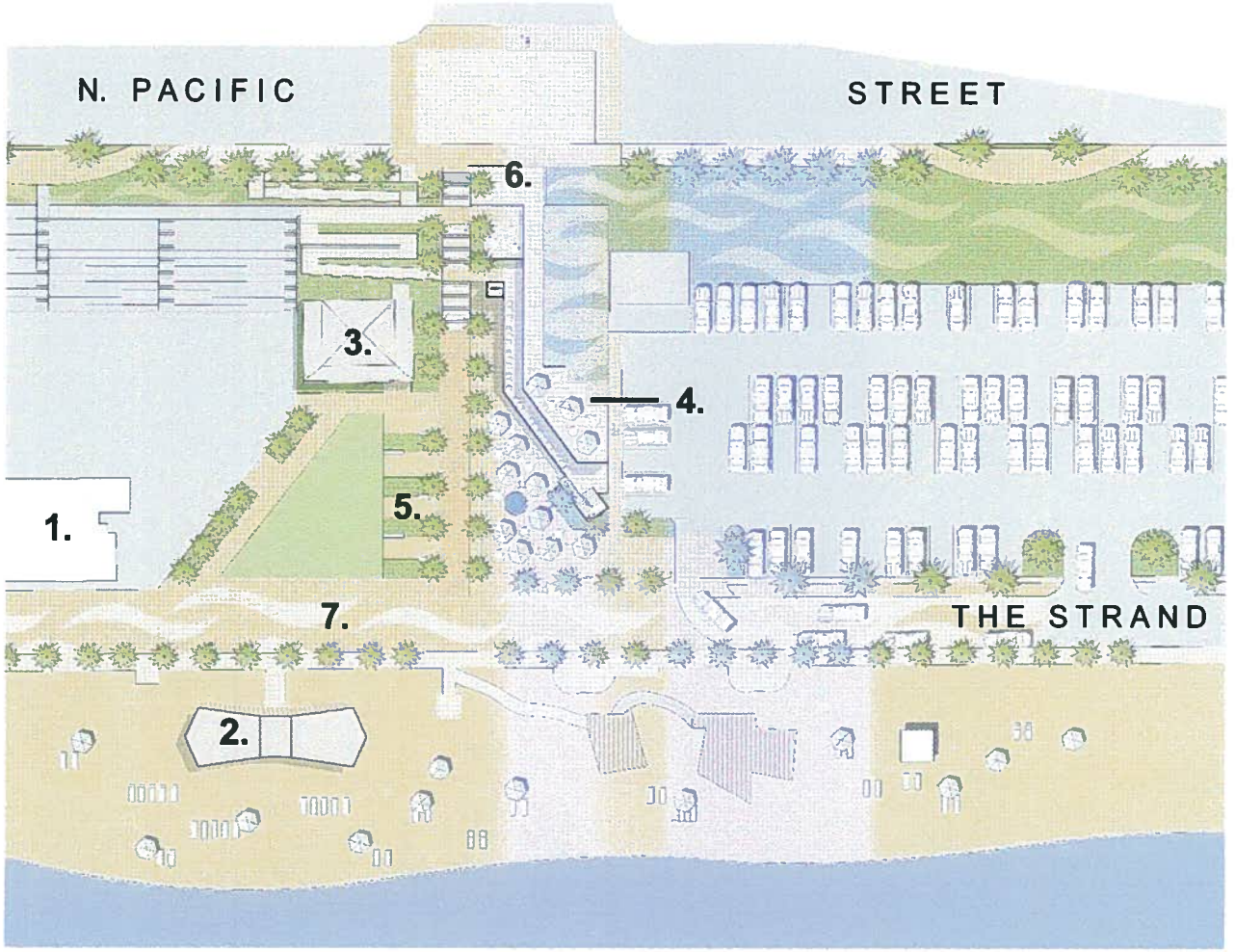
This project has just started the conceptual design process. Two community meetings have been held to date on January 28 and March 25. Meetings were advertised via Press Release, the City's calendar of events, Facebook, Twitter and site-specific signage.



PROJECT SITE
ADJACENT TO BANDSHELL

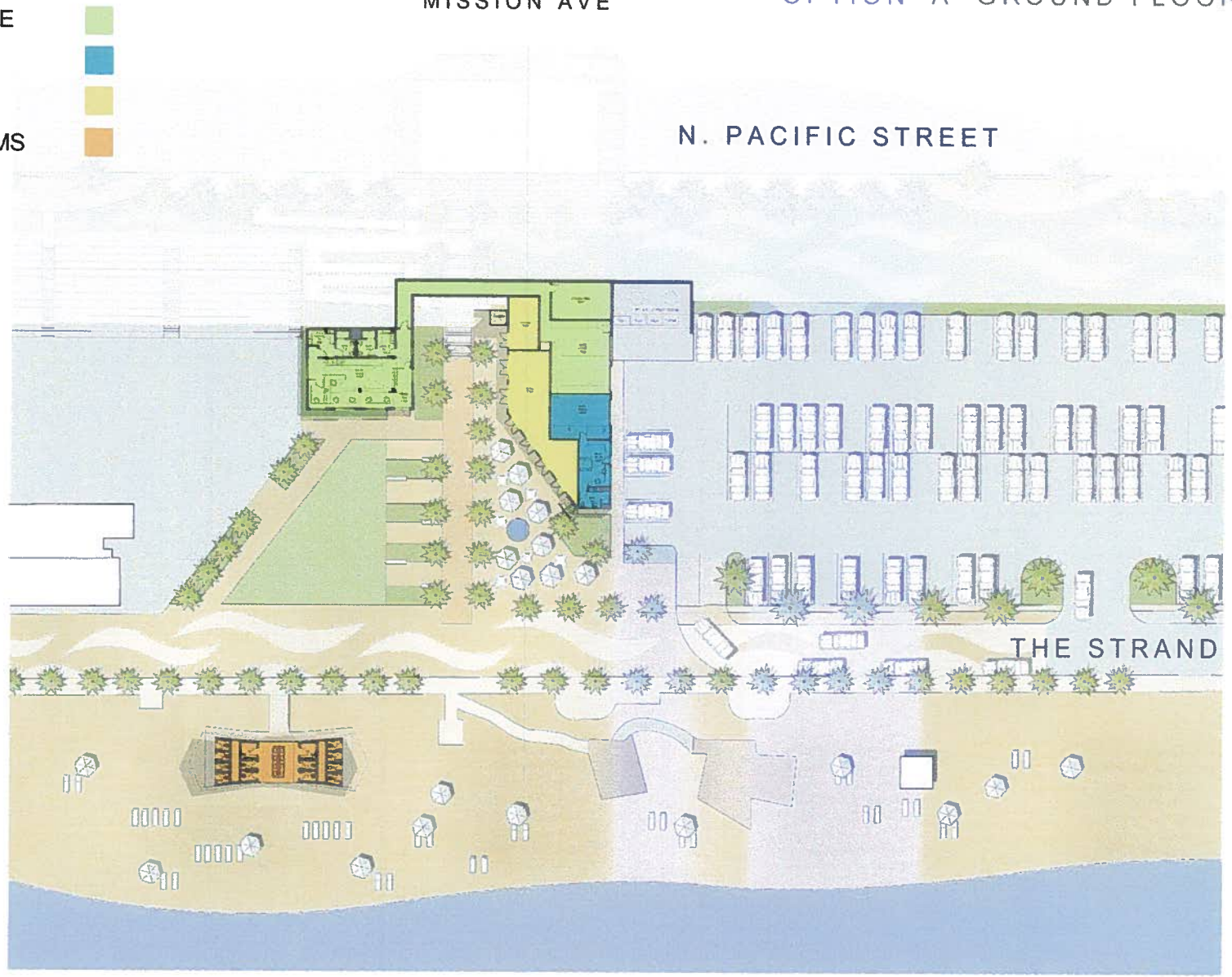

SITE CONTEXT
1. BANDSHELL
2. PUBLIC RESTROOMS
3. BEACH LOCK UP
4. RETAIL KIOSK
5. STORAGE
6. OCEANSIDE PIER
THE STRAND
N. PACIFIC ST

1. BANDSHELL
2. PUBLIC RESTROOMS
3. POLICE OFFICES
4. 1ST FLOOR - RETAIL / OPERATIONS / GARAGE
   2ND FLOOR – LIFEGUARD
   ROOF DECK & GARDEN
5. PUBLIC PLAZA
6. OVERLOOK
7. BEACH PROMENADE



OPTION 'A' GROUND FLOOR

OCEANSIDE POLICE
MAINTENANCE
RETAIL/ STORAGE
PUBLIC RESTROOMS

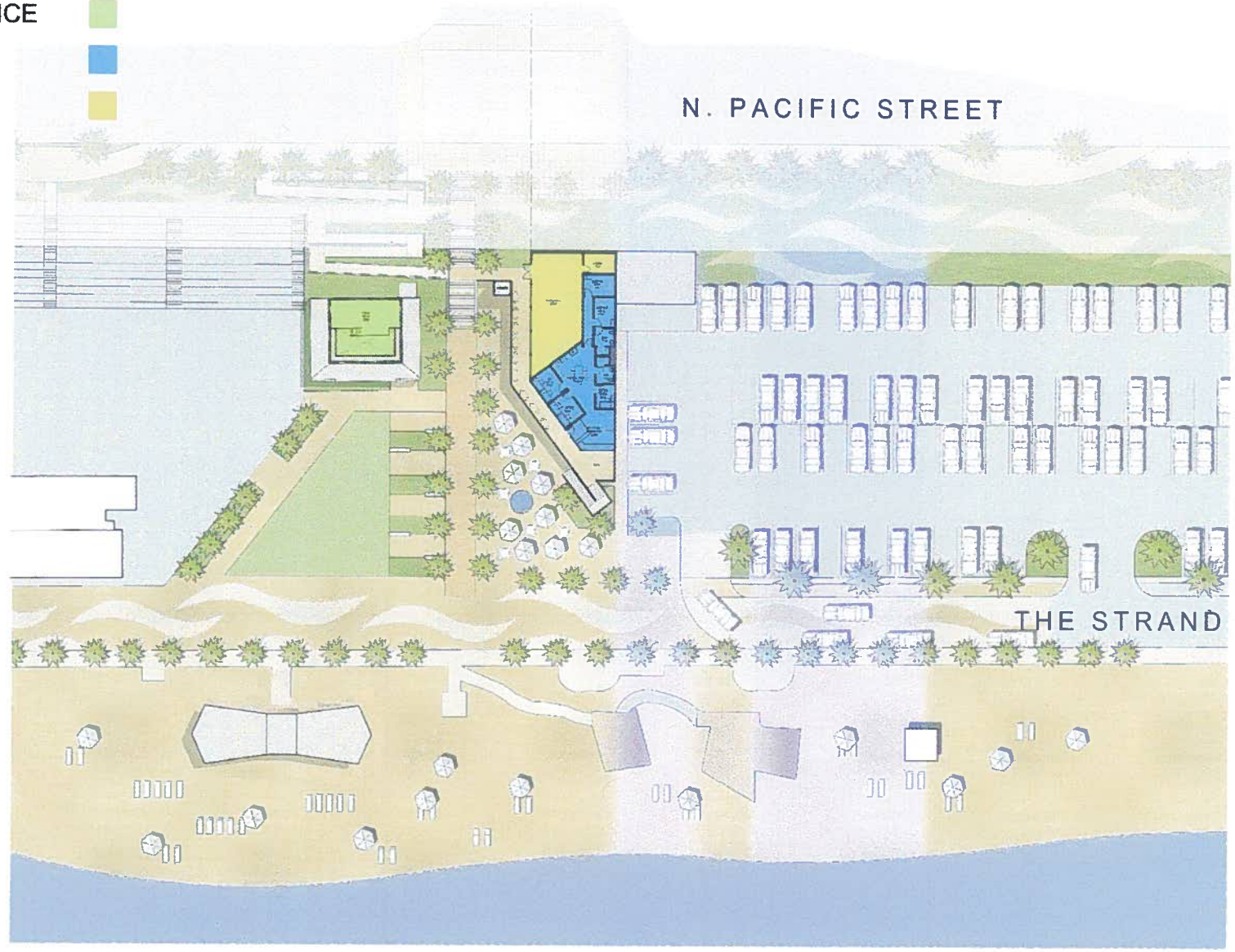


OPTION 'A' FIRST FLOOR

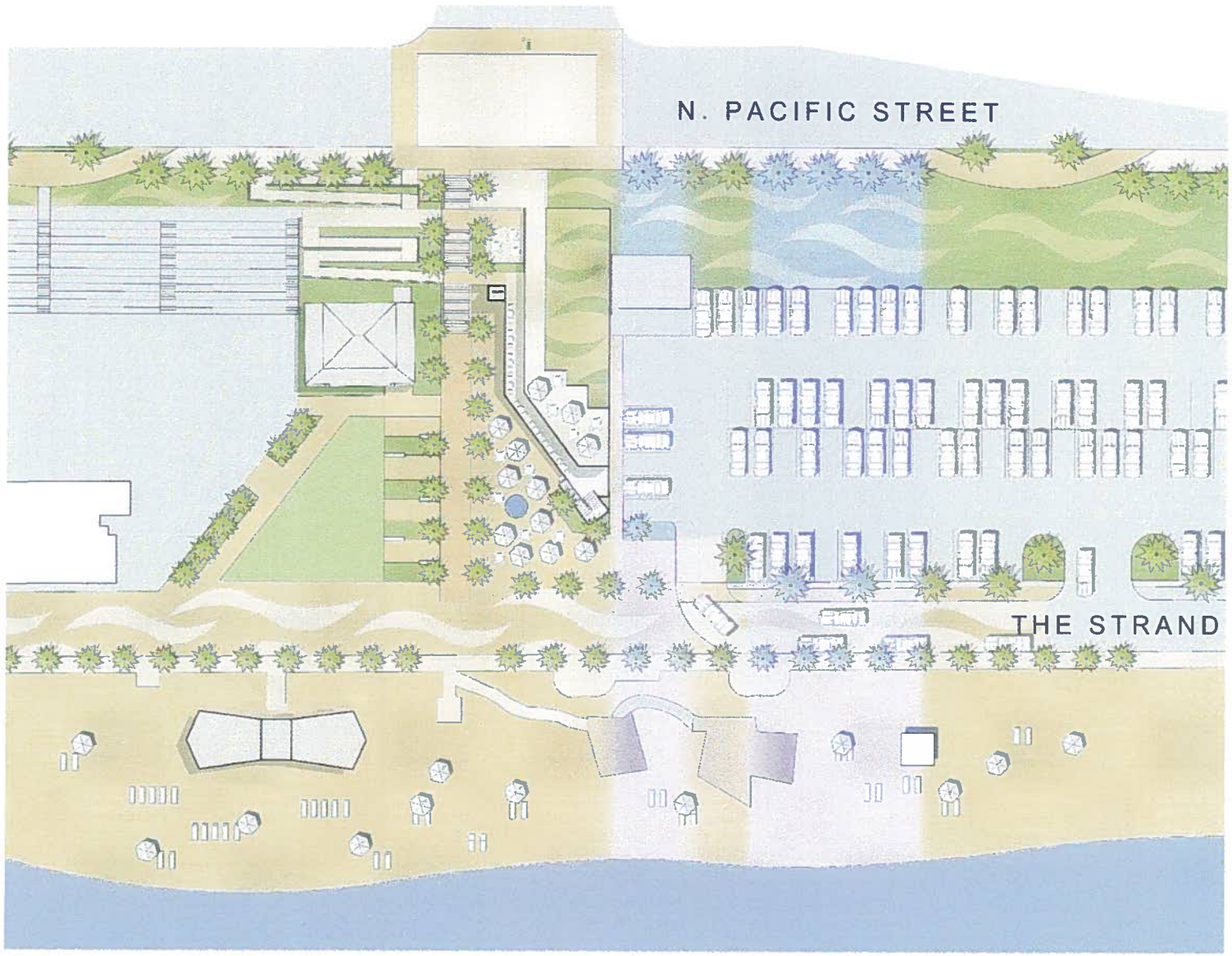
OCEANSIDE POLICE

LIFEGUARD

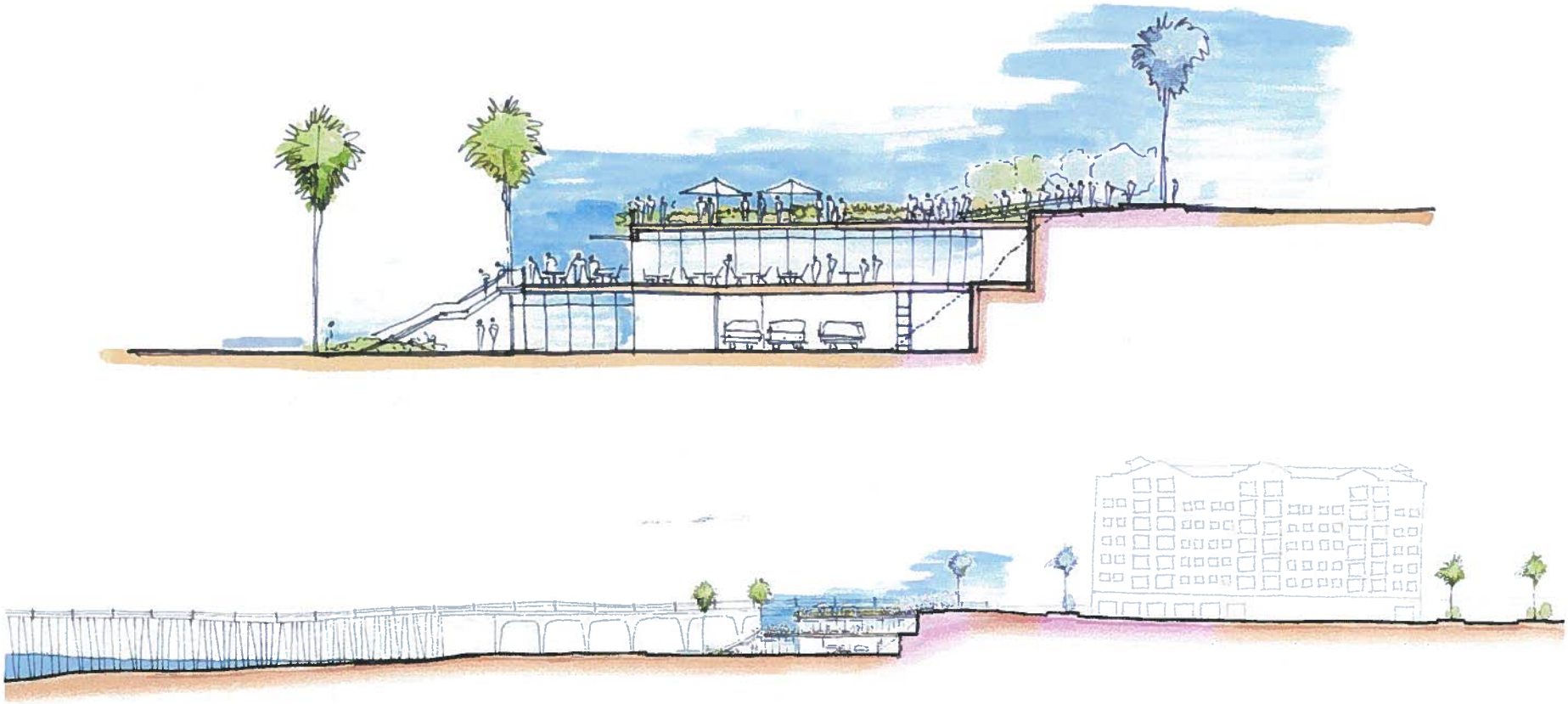
RETAIL

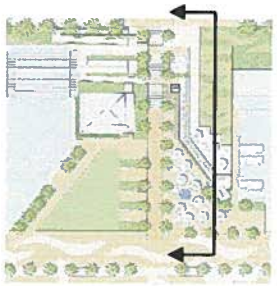


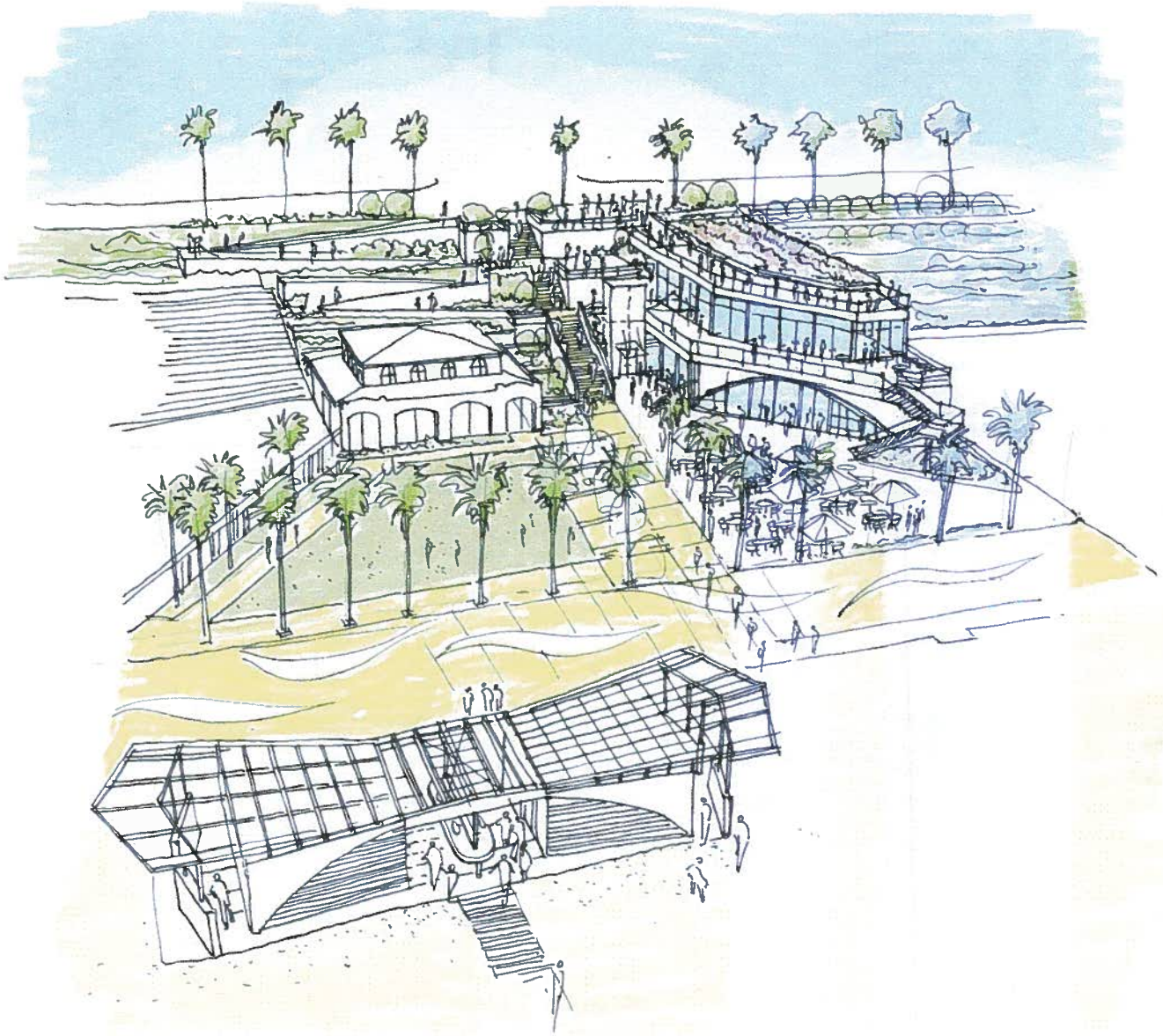
OPTION 'A' ROOF PLAN



DESIGN OPTION 'A' SECTIONS

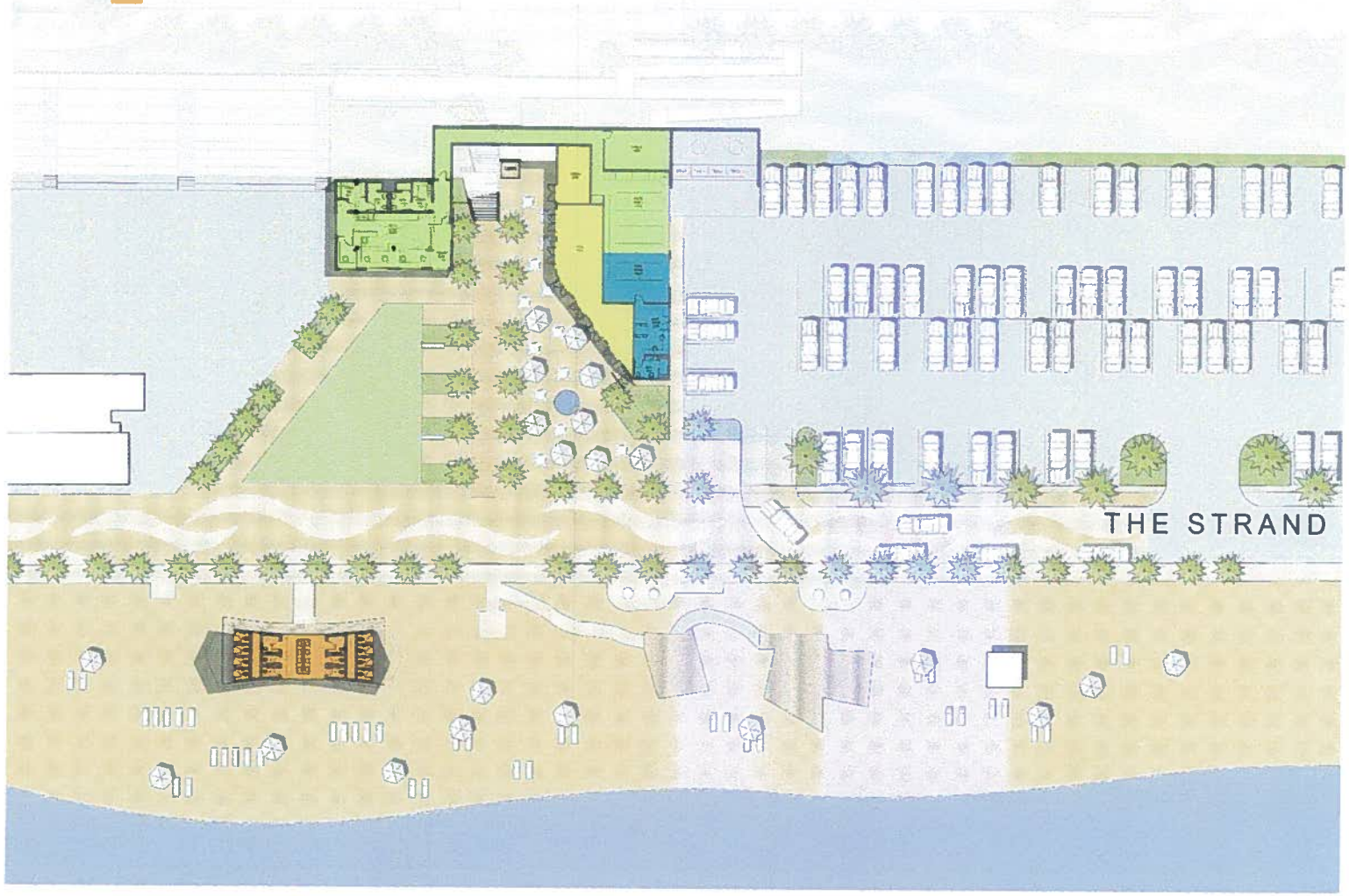






OPTION 'B' GROUND FLOOR

OCEANSIDE POLICE
MAINTENANCE
RETAIL / STORAGE
PUBLIC RESTROOMS

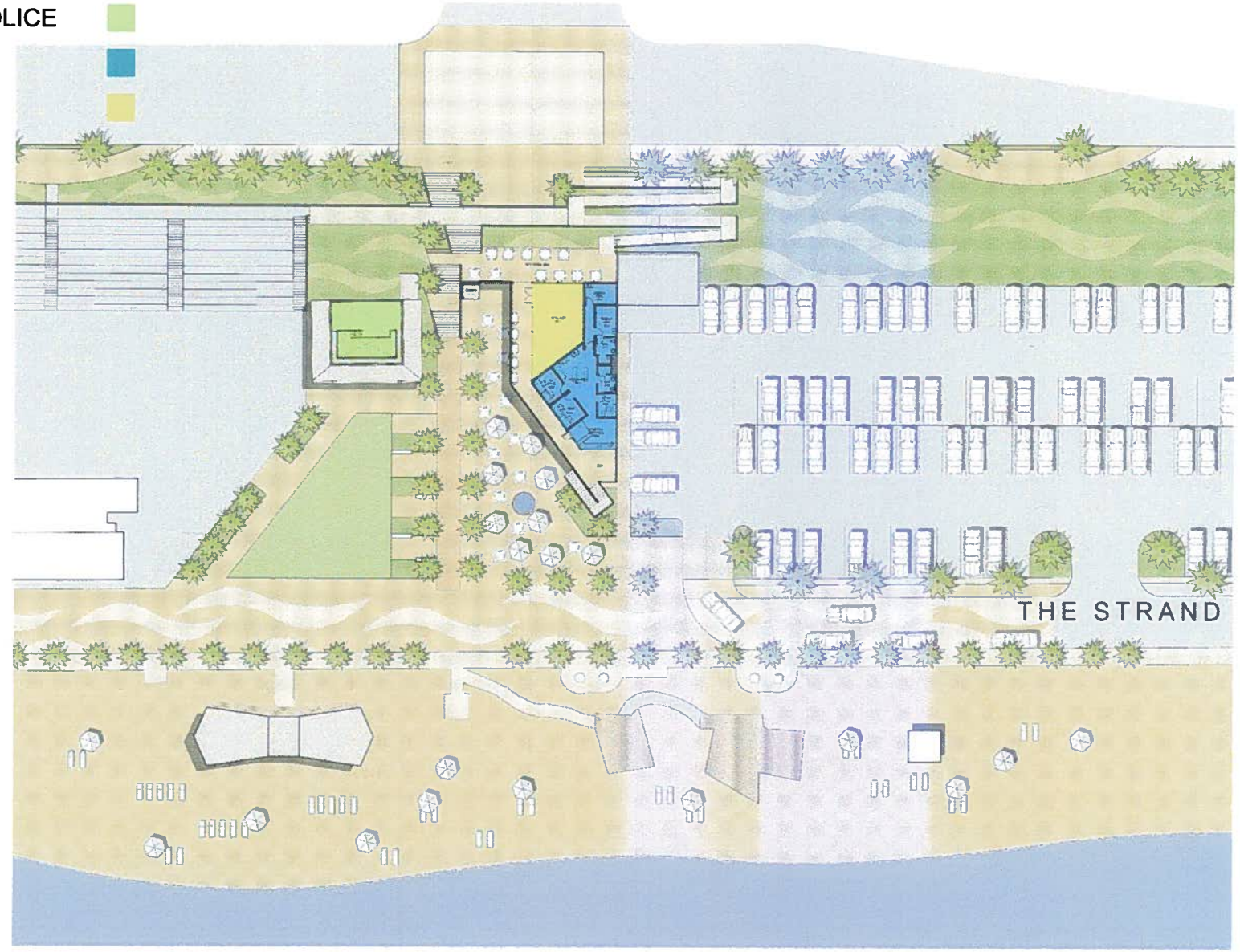


OPTION 'B' FIRST FLOOR

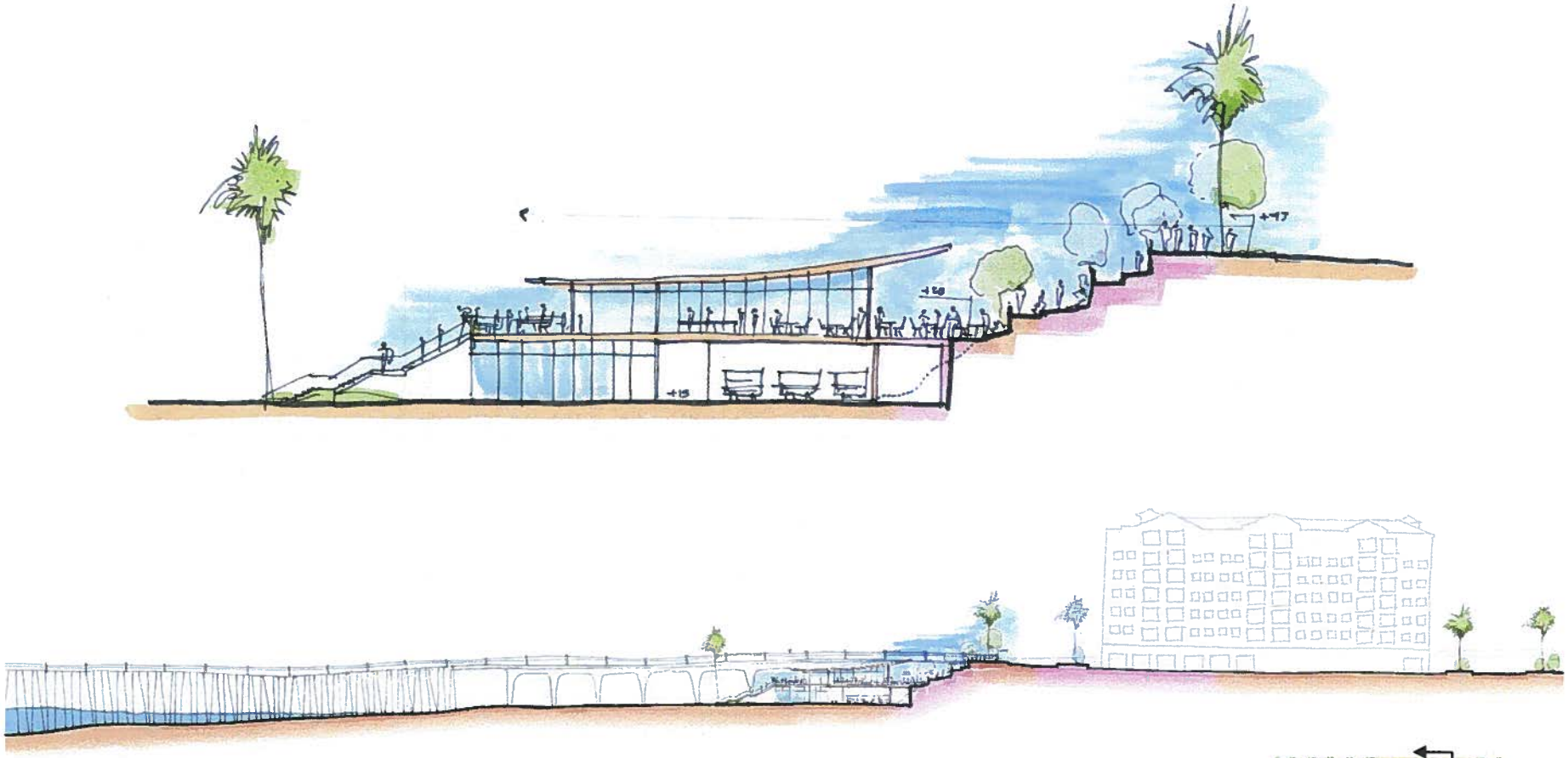
OCEANSIDE POLICE

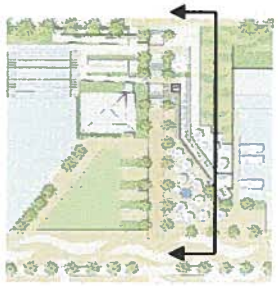
LIFEGUARD

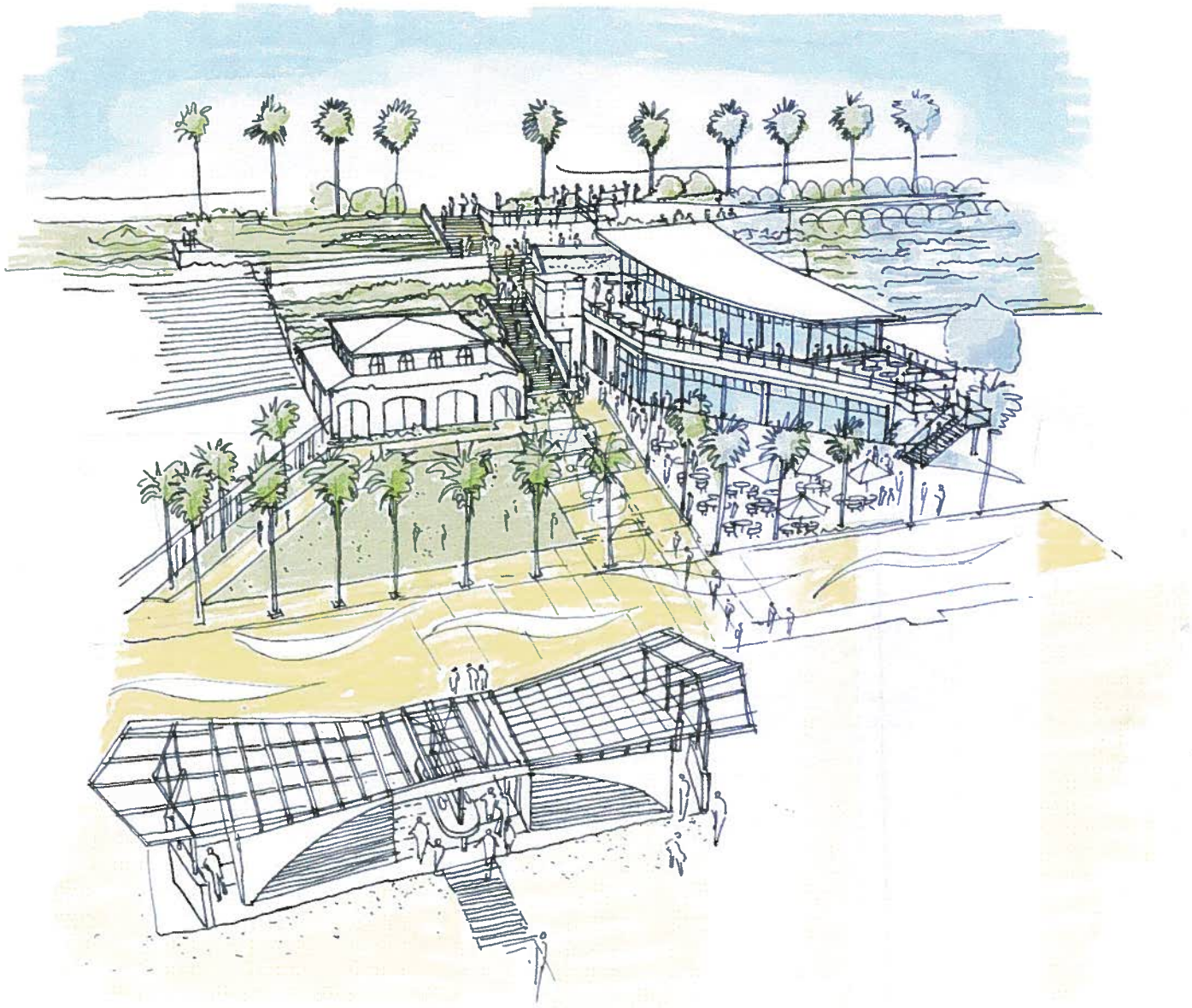
RETAIL



DESIGN OPTION 'B' SECTIONS







DESIGN OPTION 'A' – EVENTS USE

RICARDO RABINES, SRA
TAAL SAFDIE, SRA
SUSAN RICHARD, SRA
BRER MARSH, SRA
KYLE FIDDELKE, OJB
NATHAN MERTZ – CITY OF OCEANSIDE
NEXT