Beachfront Improvement Feasibility Study

Phase II

Option Development Phase Schedule

- Parks and Recreation Commission: July 12
- 2nd Community Meeting: Proposed August 17 *(TBD)*
- 2nd Parks and Recreation Commission meeting: September 13
- City Council Study Session: September 21 *(PROPOSED, TBD)*

OPTION DEVELOPMENT - COMPLETED 1ST OF 2 COMMUNITY MEETINGS ON MAY 25

Tonight

- Update: Option Development Phase Community Meeting #1 Presentation – Options and recommendations presented
- Summarize community comments
- Present for review additional or revised options based on community comments

Option Development Community Meeting #1 Format

- Presentation — 35 min
- Community Discussion — 45 min
  (3 Groups)
- Report Back — 25 min
- Q & A / Next Steps — 15 min

Group Discussion Topics

What do you like/dislike? Suggestions?

- Junior Seau Pier Amphitheater and Bandshell
- Junior Seau Beachfront Community Center:
- Betty’s Lot

10 MINUTES PER TOPIC

FEASIBILITY STUDY SITE– VIEW FROM SOUTHWEST

Feasibility Study Goals

- Understand needs and community priorities
- Understand current site and facility conditions
- Planning ahead for future capital projects: Facilities and infrastructure do deteriorate, and planning is required to understand the scope and budget of ***potential*** future improvement projects
- Identify ***accurate*** future project costs
- Consider advantages and disadvantages of proposed options

Feasibility Study Goals

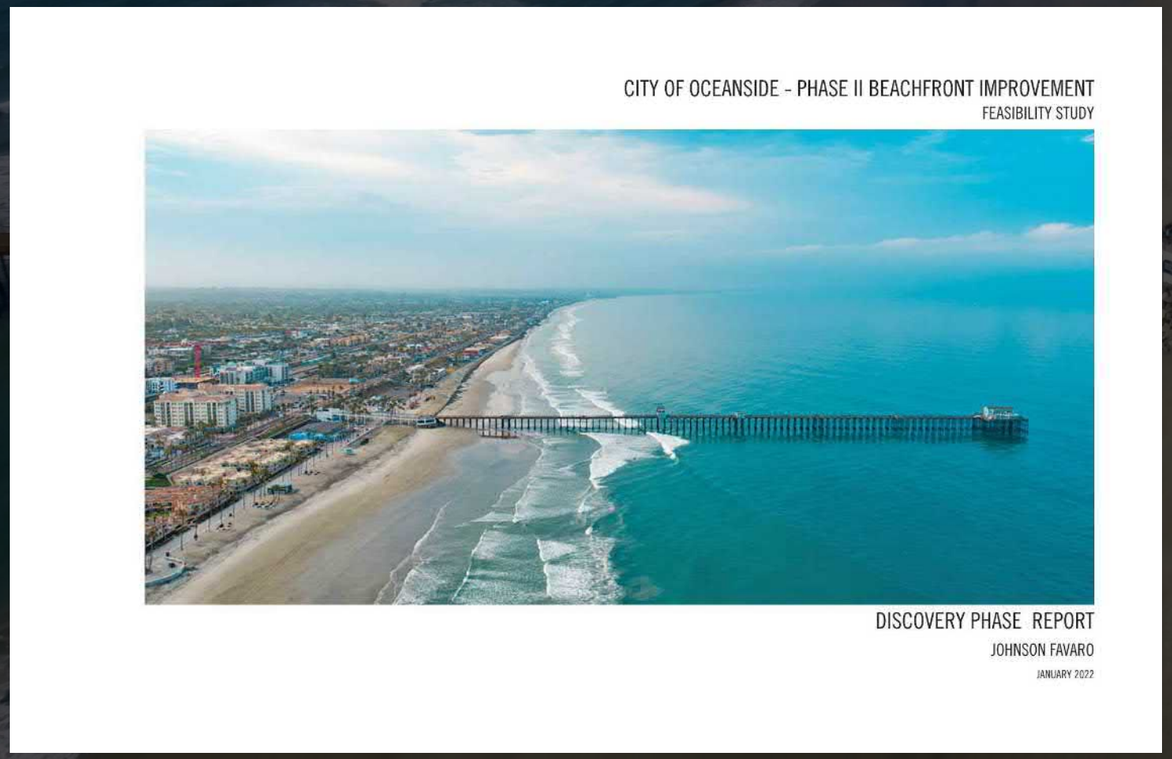
- This ***is*** public open space. We will never present an option with uses other than current uses on the site: Public open space, community center, community recreation and amphitheater events

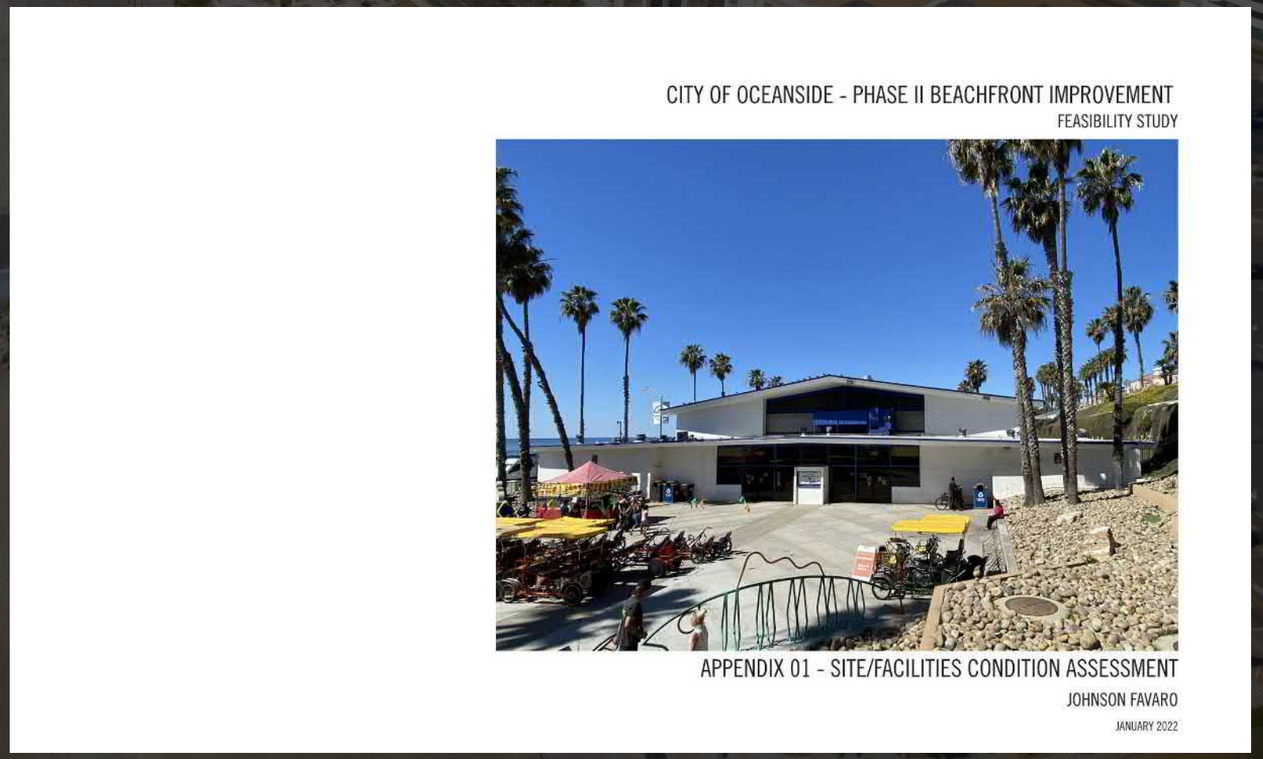
- Range of options presented to give you flexibility to implement what you want, when you want, or do nothing at all.

- Through the process develop consensus, enthusiasm and support for project priorities

Discovery Phase

- Extensive outreach: 10 community meetings, hearings, presentations between August 2021 and Dec. 2021
- Discovery Phase report and findings and Facilities Condition Assessment will be available for review on the website

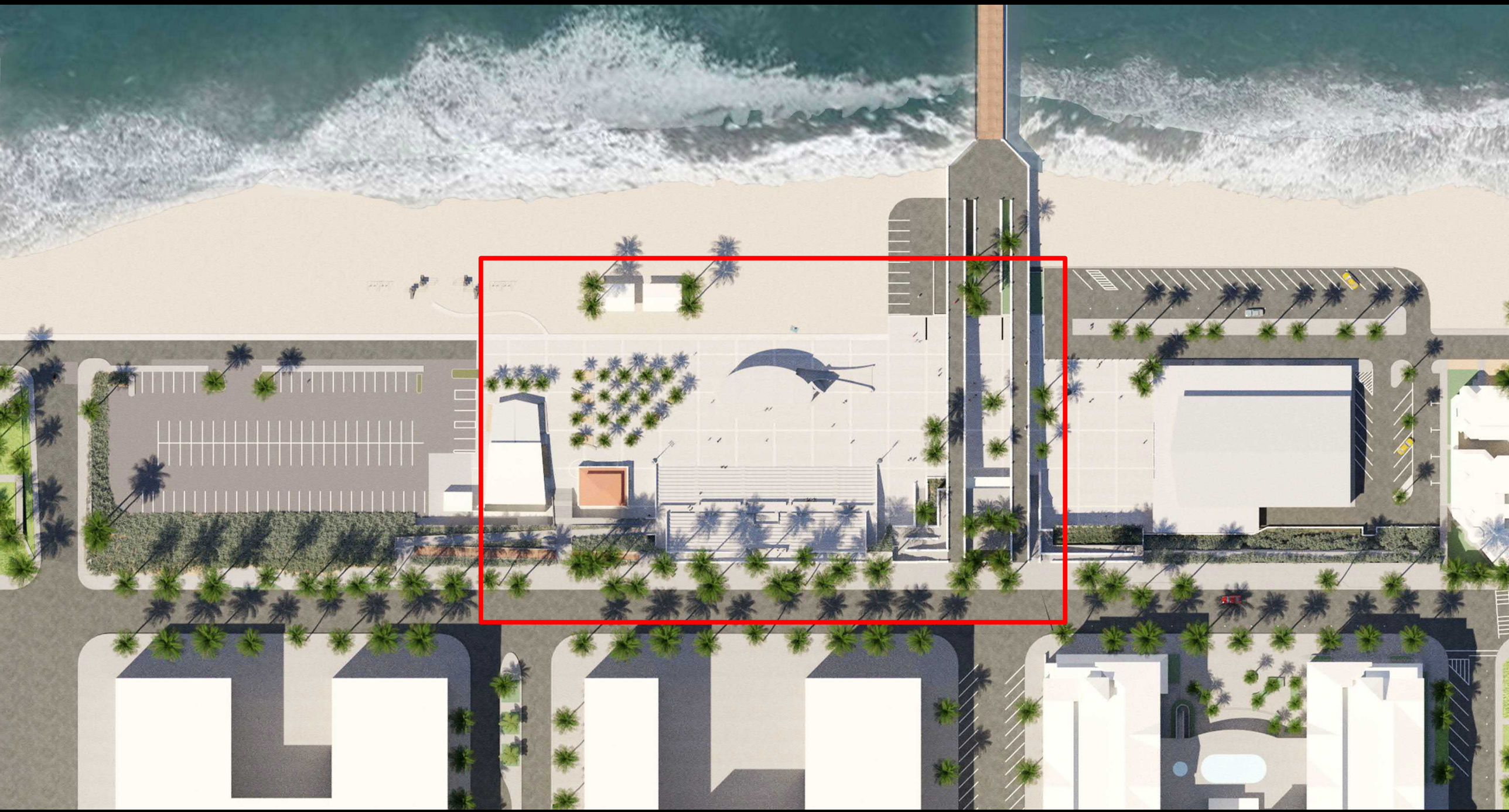




General Summary of Community Input Discovery Phase

- “Do not change a thing” “Just fix things and open it up”
- “I am open to some creative thinking” “Make use of the roofs” “Yes, it needs better event lighting and sound systems”
- “I should not have to drive to Melba Bishop for . . . “ “There is a deficit in court space” “Do not renovate JSBCC until you have built more courts.”
- Oceanside is special. “We are not Santa Monica”
- “Third rails”: Land use, development pressures and gentrification; third party operators
- History and lack of trust: “Outsiders”, operational issues, staff issues, parks and recreation funding and priorities, political decision-making process

Junior Seau Pier Amphitheater and Bandshell



ADA Accessibility - Junior Seau Pier Amphitheater and Bandshell

13 WHEELCHAIR SEATS REQUIRED BASED ON SEATING CAPACITY

- Seating capacity in the stepped amphitheater area is approximately 1,500. For venues with between 501 to 5000 seats, 6, plus 1 for each 150, or fraction thereof, between 501 through 5000 seats are required, or a total of 13 wheelchair seats are required.
- Wheelchair seating locations must be on an accessible route that provides access from parking and bus transit along N. Pacific and is in turn connected with concessions, restaurants, restrooms, public telephones and exits.
- Wheelchair spaces must be dispersed vertically, horizontally, to all levels, and around the performance area that encircles the stage.
- An accessible route, either by elevator, lift or accessible ramp must connect the wheelchair seating locations with the stage(s), performing areas, dressing rooms and other spaces used by performers.
- Wheelchair spaces must provide spectators with choices of seating locations and viewing angles that are substantially equivalent to, or better than, seating for other spectators.
- Wheelchair seating locations must provide lines of sight comparable to those provide to other spectators. Where spectators can be expected to stand during the show or event (for example, a rock concert), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A person using a wheelchair shall see the event stage between the heads and over the shoulders of the persons standing the row immediately in front and over the heads of the persons standing two rows in front.

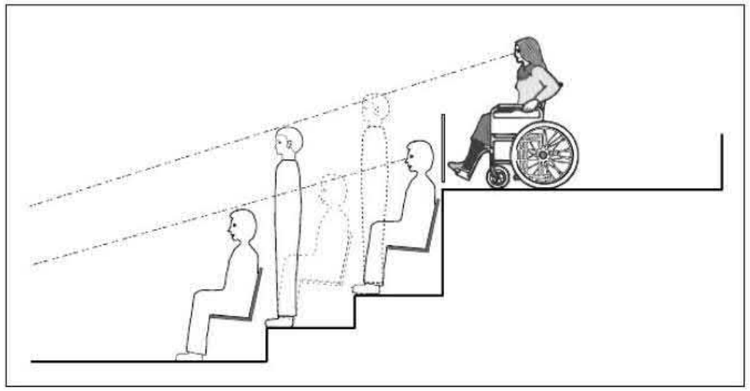


Figure Showing Comparable Line of Sight for Wheelchair Seating Location

SIGHT LINES Wheelchair seating line of sight requirements

EXISTING An accessible path is not provided from parking to venue seating and to accessible restrooms for event attendees.

CODE REQUIREMENTS Wheelchair seating distributed through the venue will require a new cross aisle at mid-height, accessed by either a site elevator or accessible ramp or lift. Accessible restrooms for event attendees must be provided without leaving a ticketed event.

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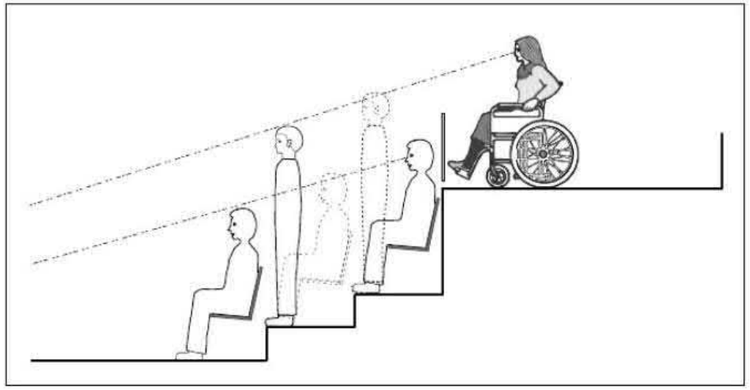

Figure Showing Comparable Line of Sight for Wheelchair Seating Location

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EQUIVALENCY

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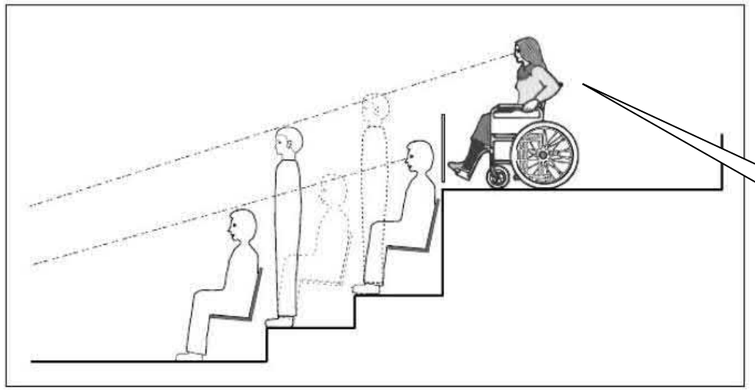

Figure Showing Comparable Line of Sight for Wheelchair Seating Location

SIGHT LINES Wheelchair seating line of sight requirements

EXISTING An accessible path is not provided from parking to venue seating and to accessible restrooms for event attendees.

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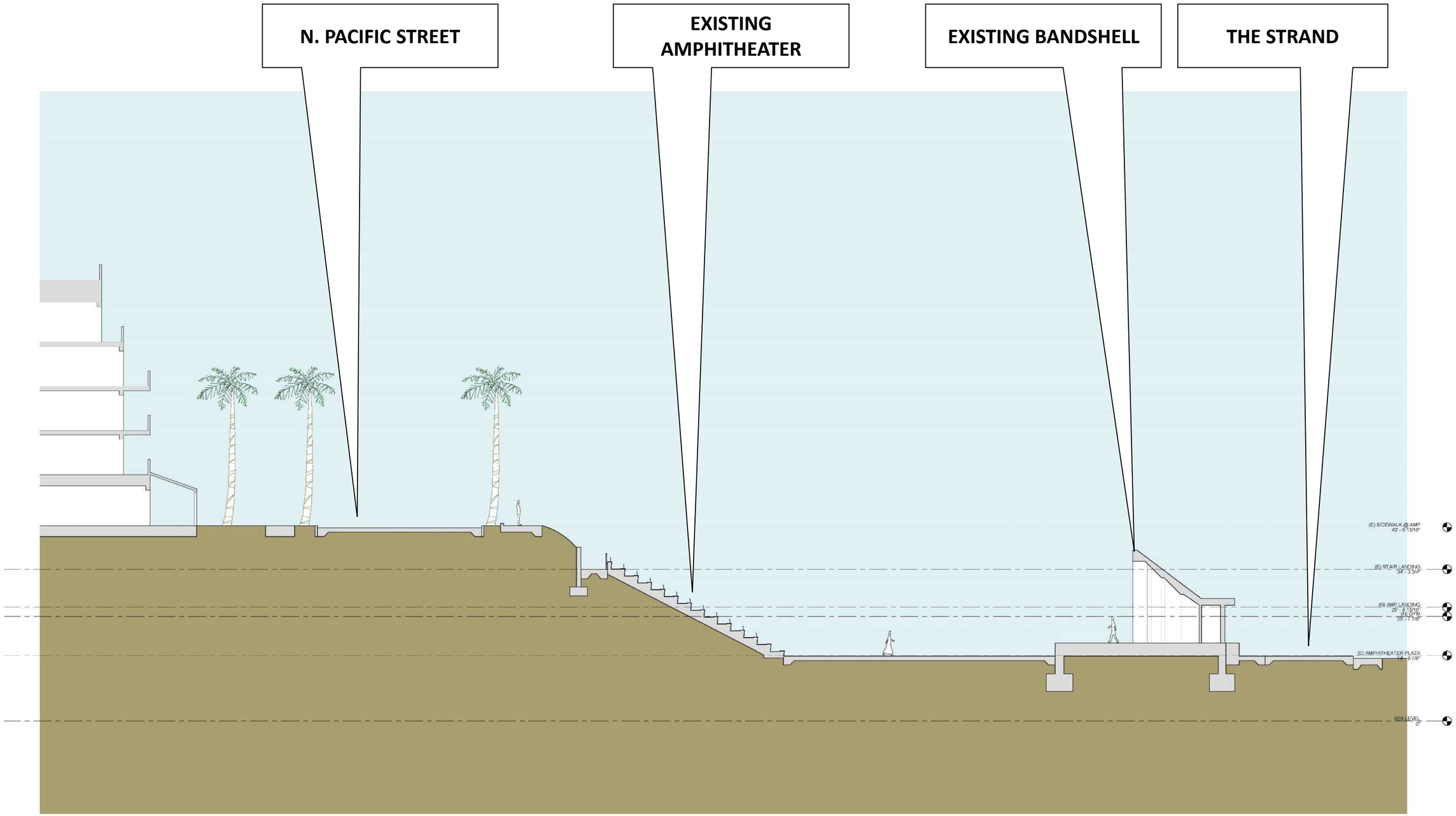
SIGHT LINES

15



SITE CROSS SECTION

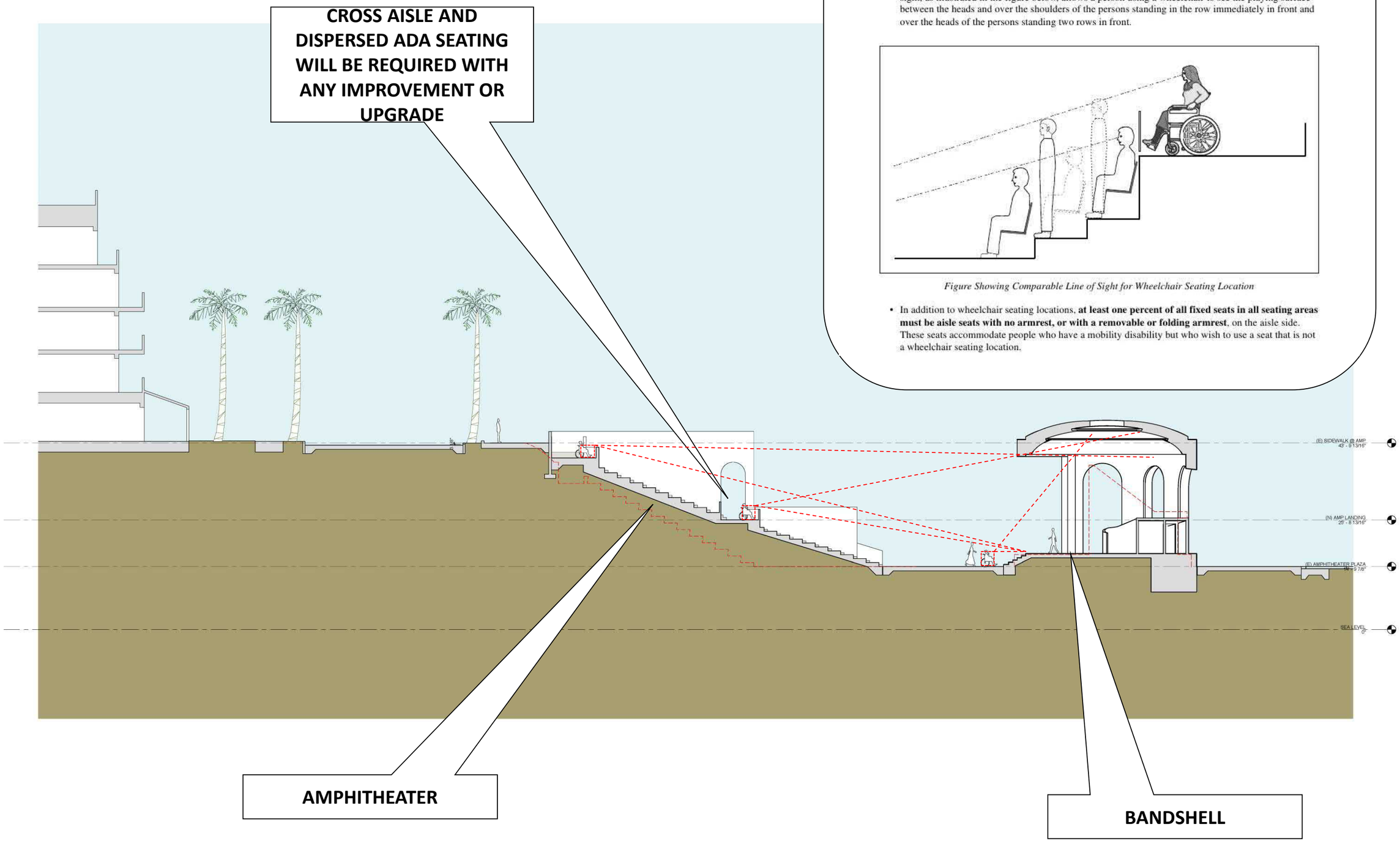
EXISTING AMPHITHEATER & BANDSHELL SECTION
1/8" = 1'-0"

JOHNSON FAVARO

- **Wheelchair seating locations must provide lines of sight comparable to those provided to other spectators.** In stadiums where spectators can be expected to stand during the show or event (for example, football, baseball, basketball games, or rock concerts), all or substantially all of the wheelchair seating locations must provide a line of sight over standing spectators. A comparable line of sight, as illustrated in the figure below, allows a person using a wheelchair to see the playing surface between the heads and over the shoulders of the persons standing in the row immediately in front and over the heads of the persons standing two rows in front.

Figure Showing Comparable Line of Sight for Wheelchair Seating Location

- In addition to wheelchair seating locations, **at least one percent of all fixed seats in all seating areas must be aisle seats with no armrest, or with a removable or folding armrest**, on the aisle side. These seats accommodate people who have a mobility disability but who wish to use a seat that is not a wheelchair seating location.



SITE CROSS SECTION

NEW AMPHITHEATER (OPT A) SITE SECTION
1/8" = 1'-0"

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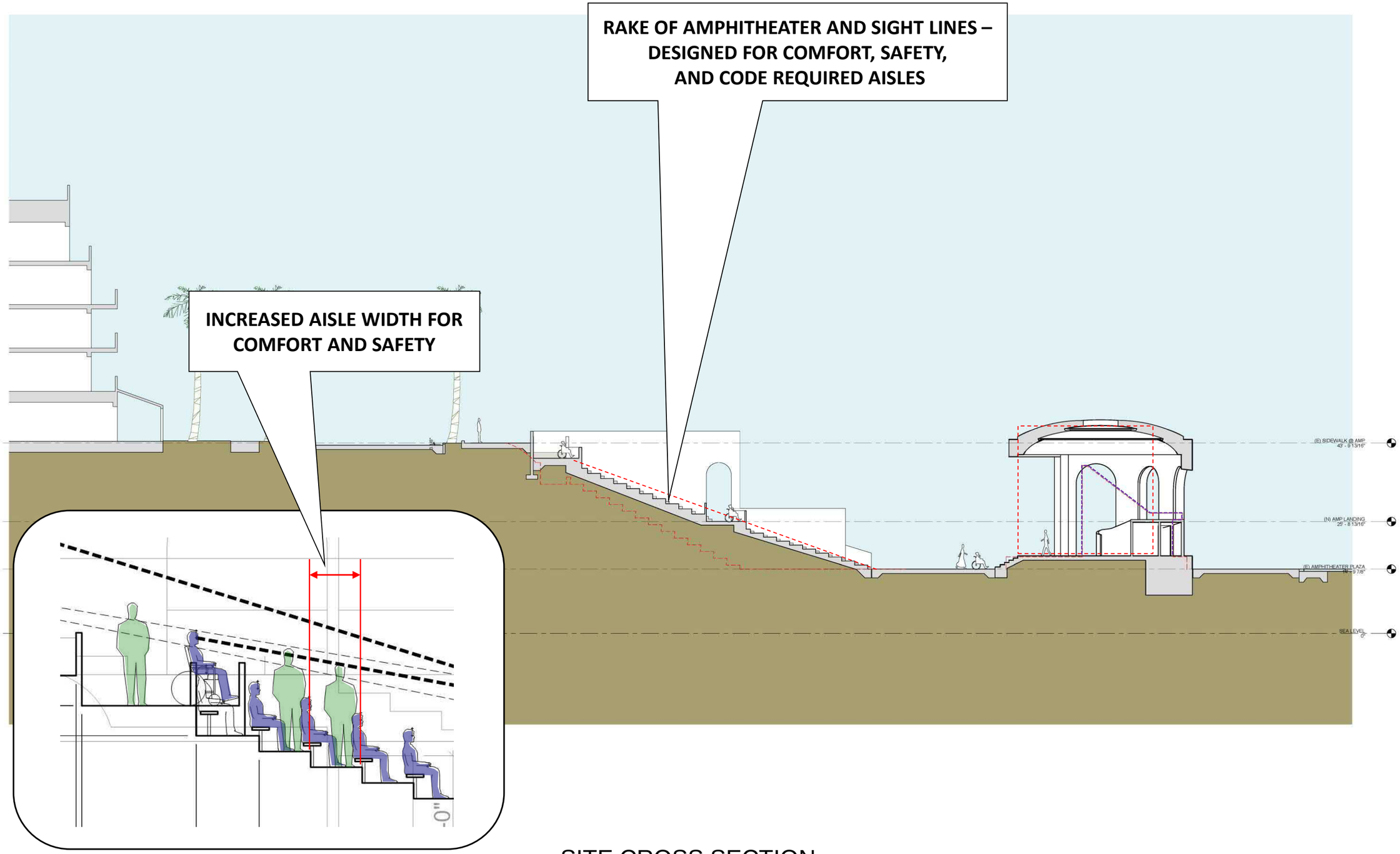

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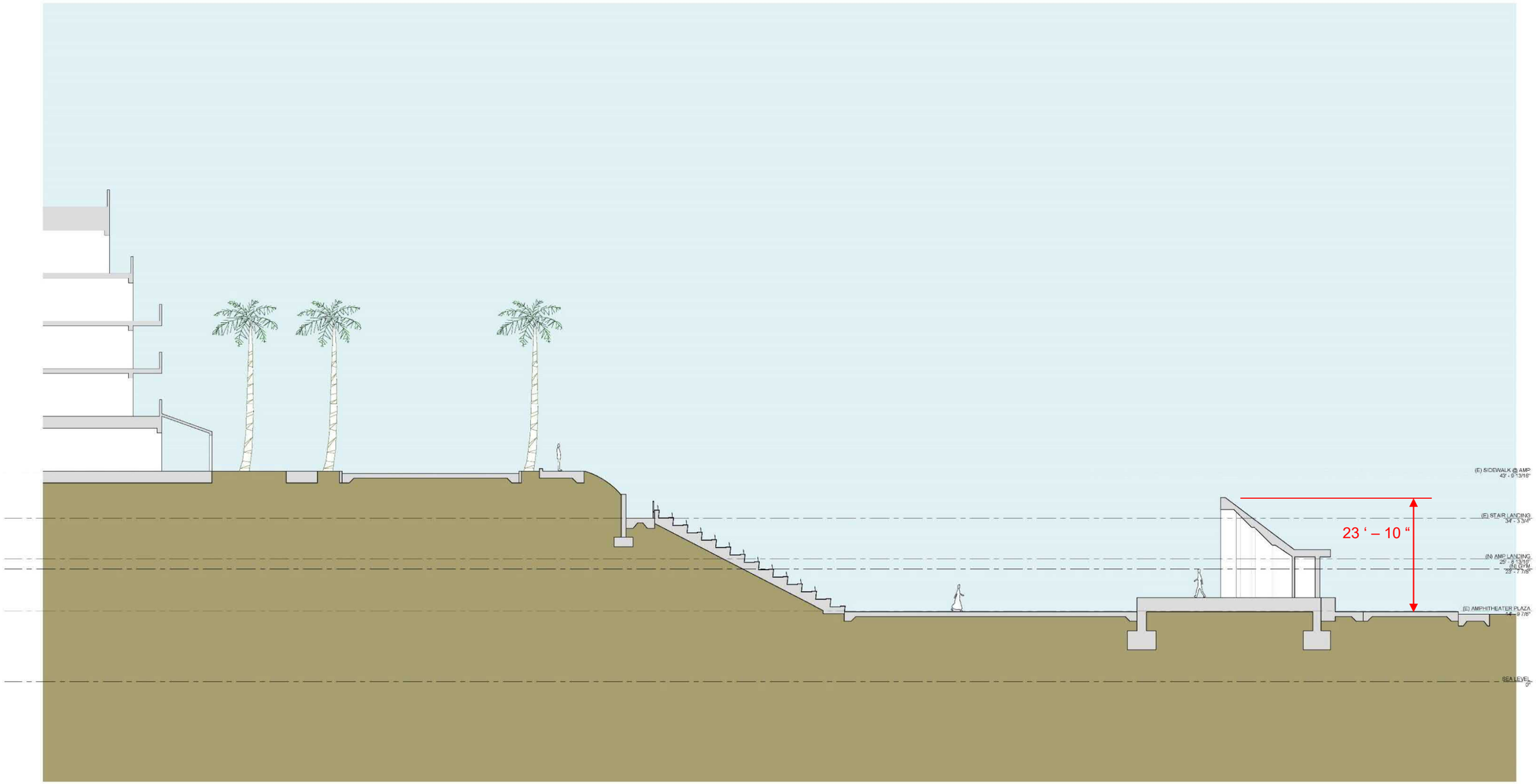

SITE CROSS SECTION

EXISTING AMPHITHEATER & BANDSHELL SECTION
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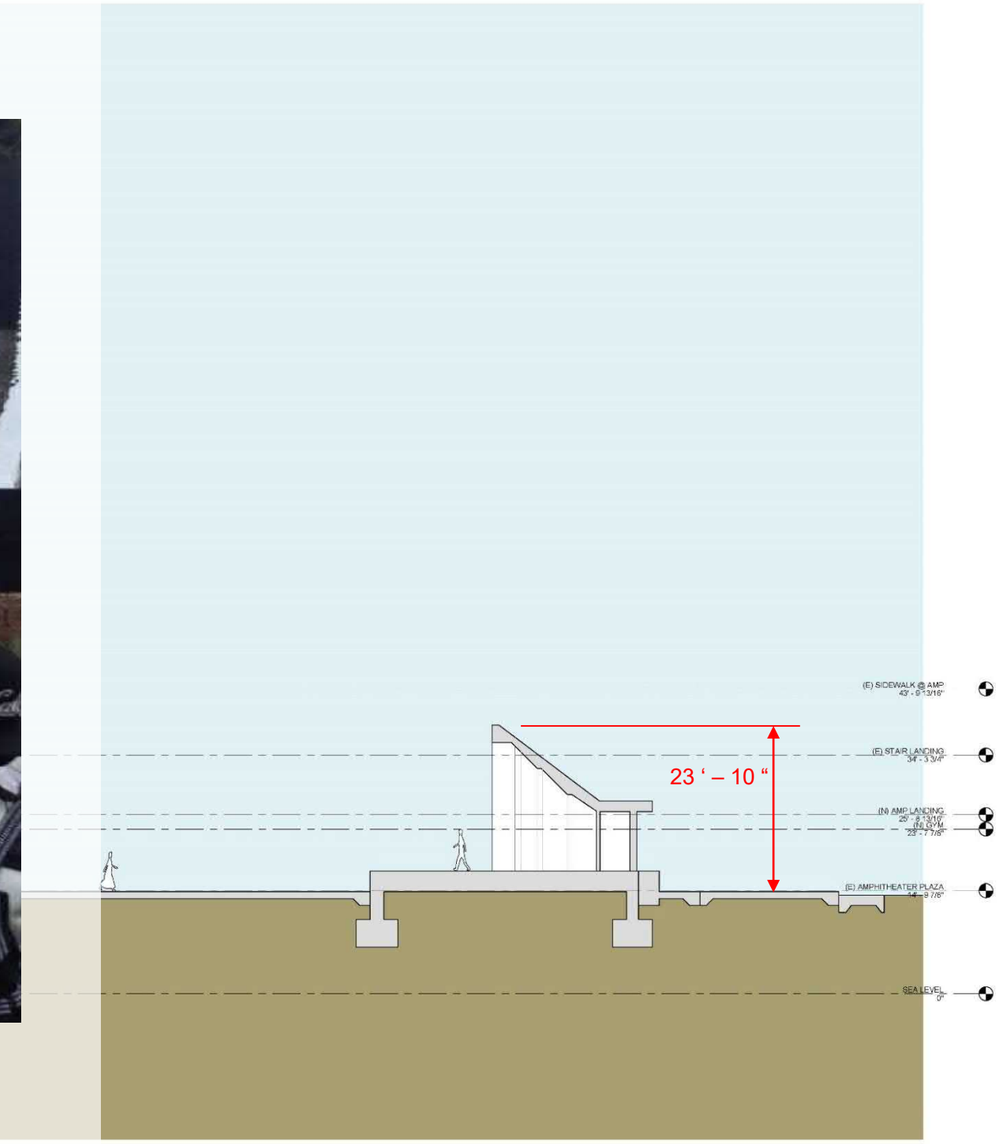
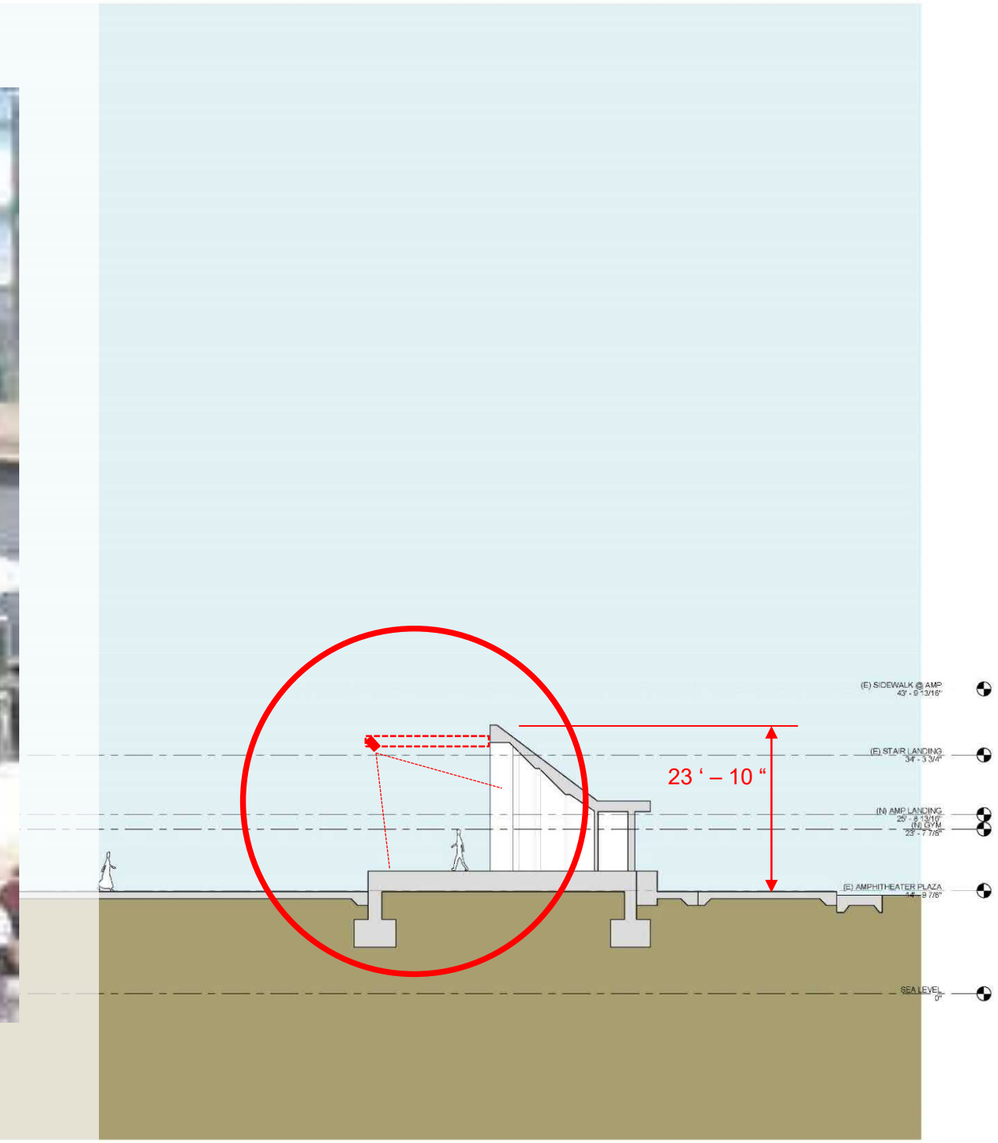
JOHNSON FAVARO

SPEAKERS AND EQUIPMENT



BANDSHELL CONFIGURATION AND EVENTS



BANDSHELL CONFIGURATION AND EVENTS

EXISTING AMPHITHEATER & BANDSHELL SECTION

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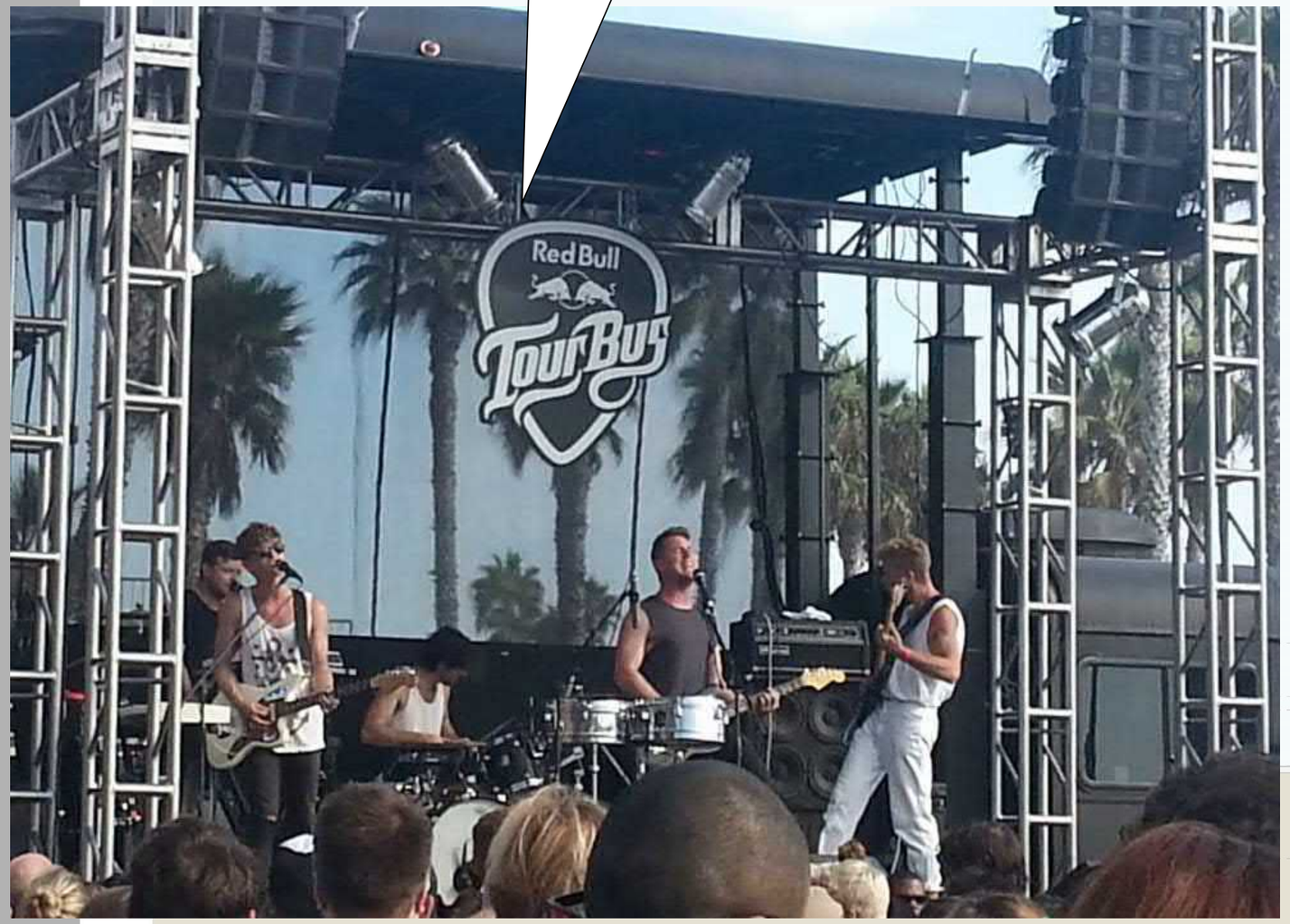
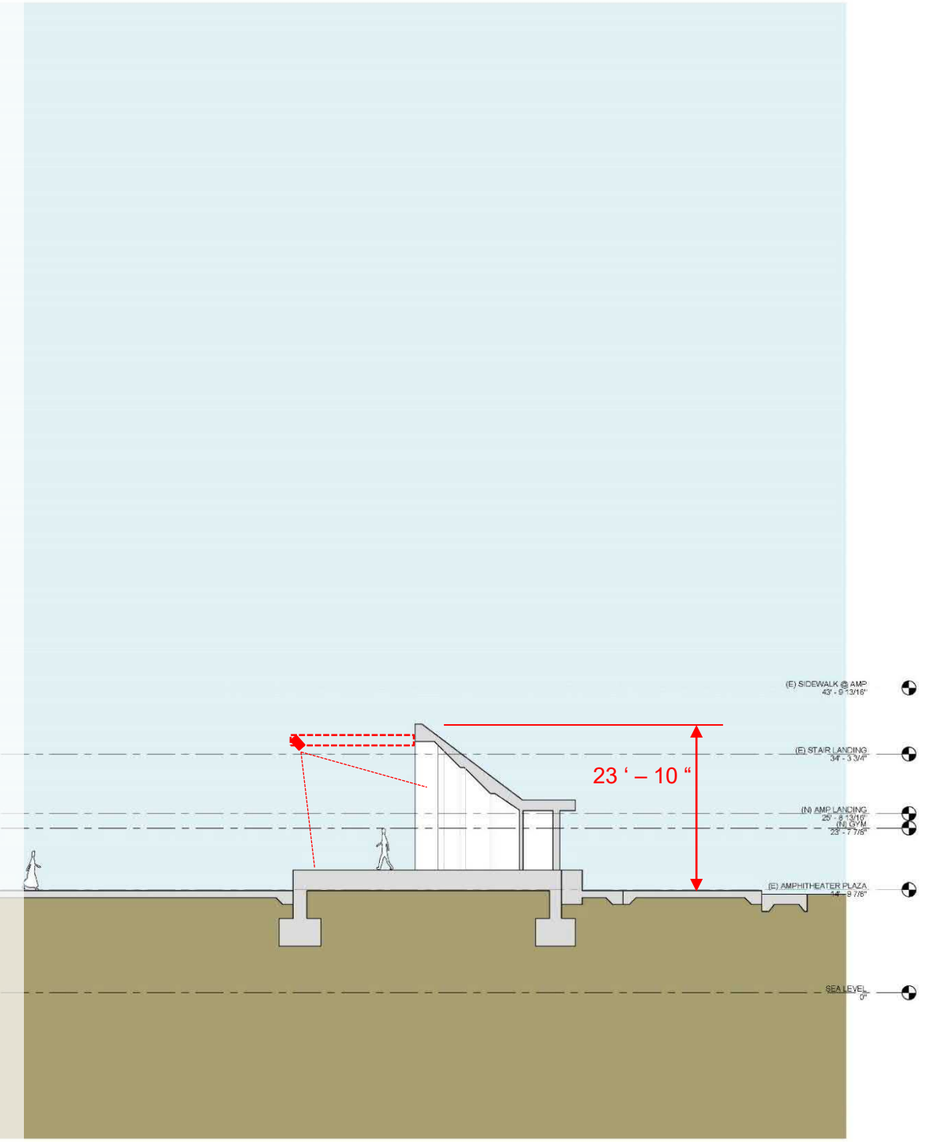
LIGHTING OVERHEAD AND TO LIGHT PERFORMERS AT FRONT OF STAGE





BANDSHELL CONFIGURATION AND EVENTS

EXISTING AMPHITHEATER & BANDSHELL SECTION
1/8" = 1'-0"

JOHNSON FAVARO

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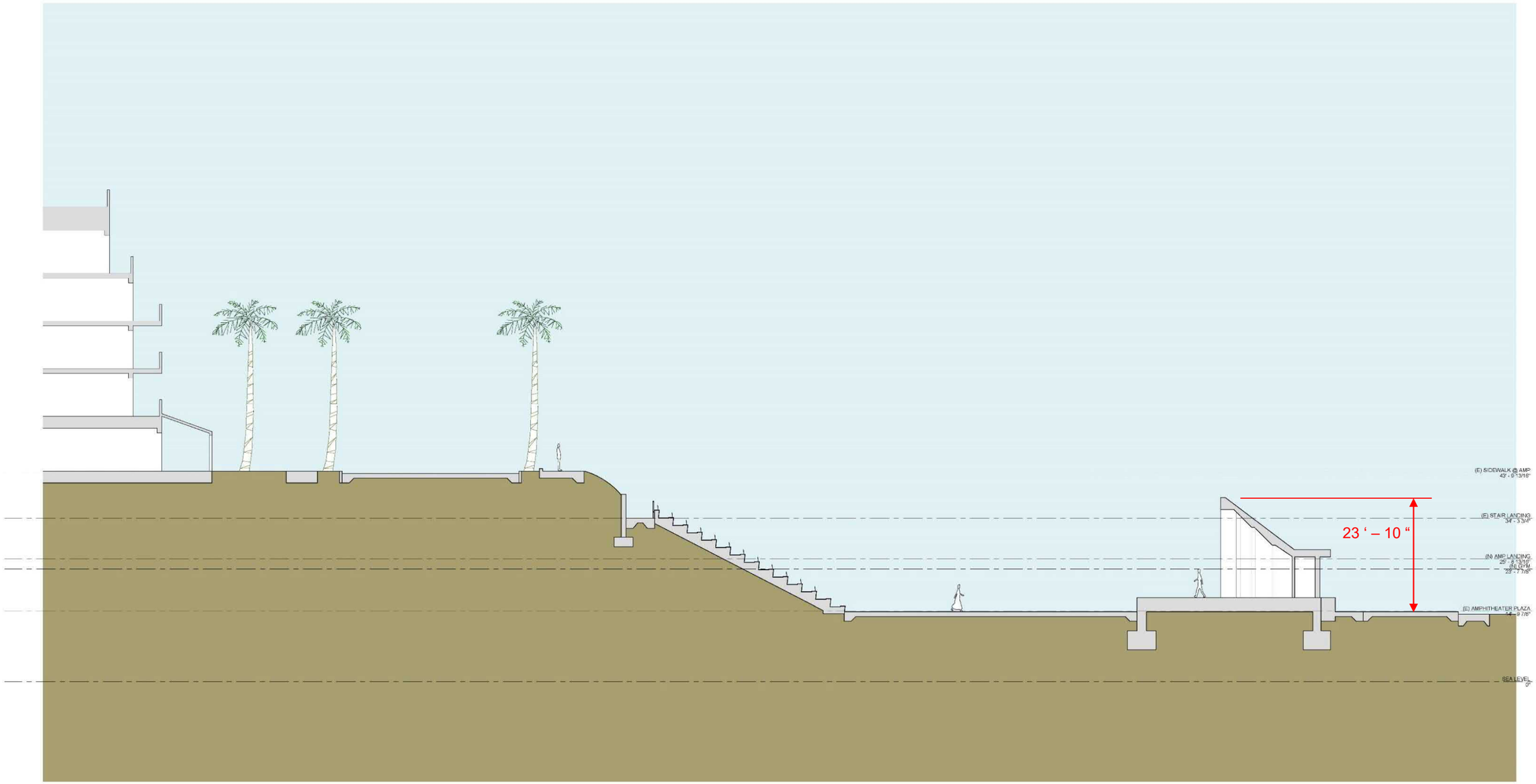

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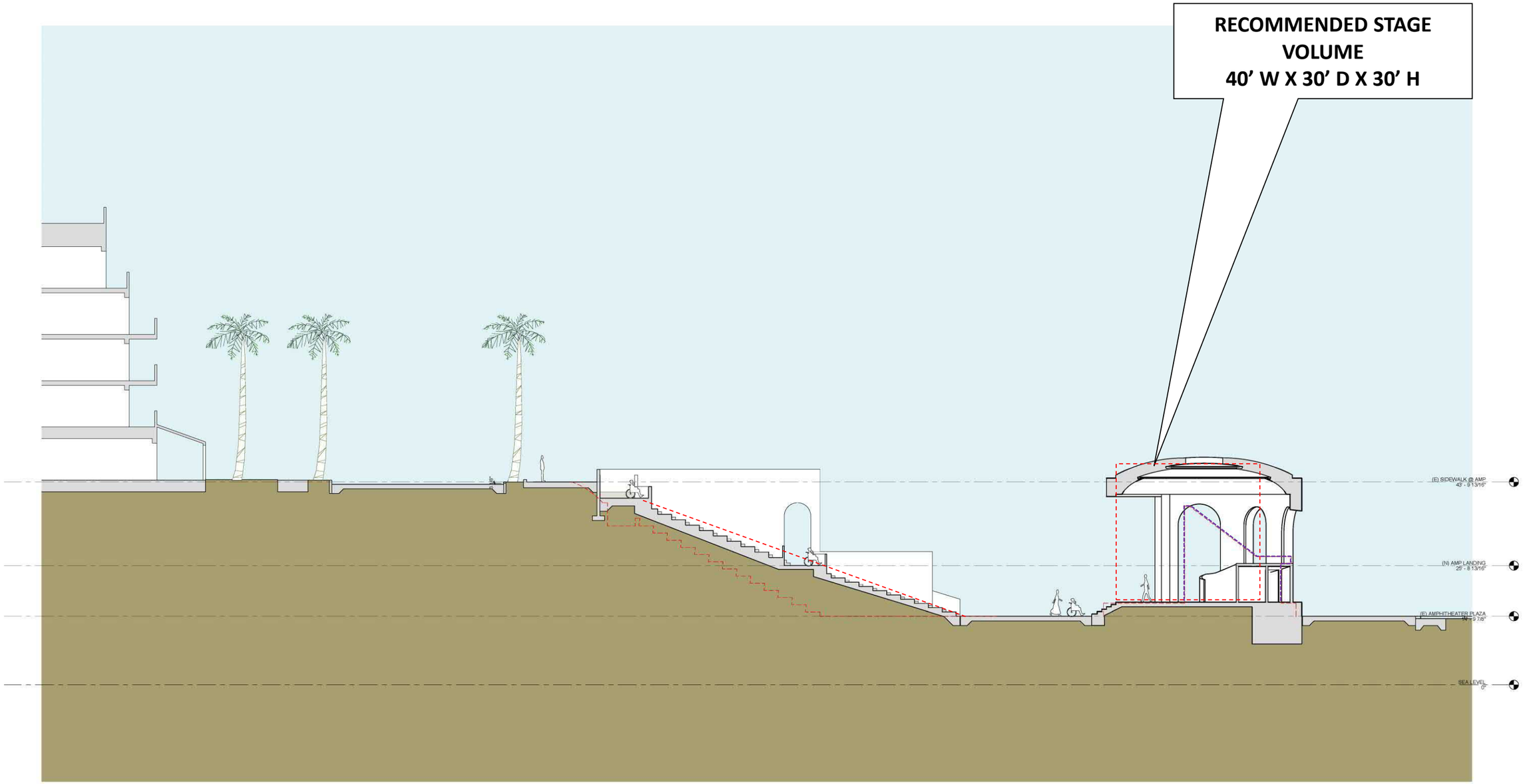

SITE CROSS SECTION

NEW AMPHITHEATER (OPT A) SITE SECTION
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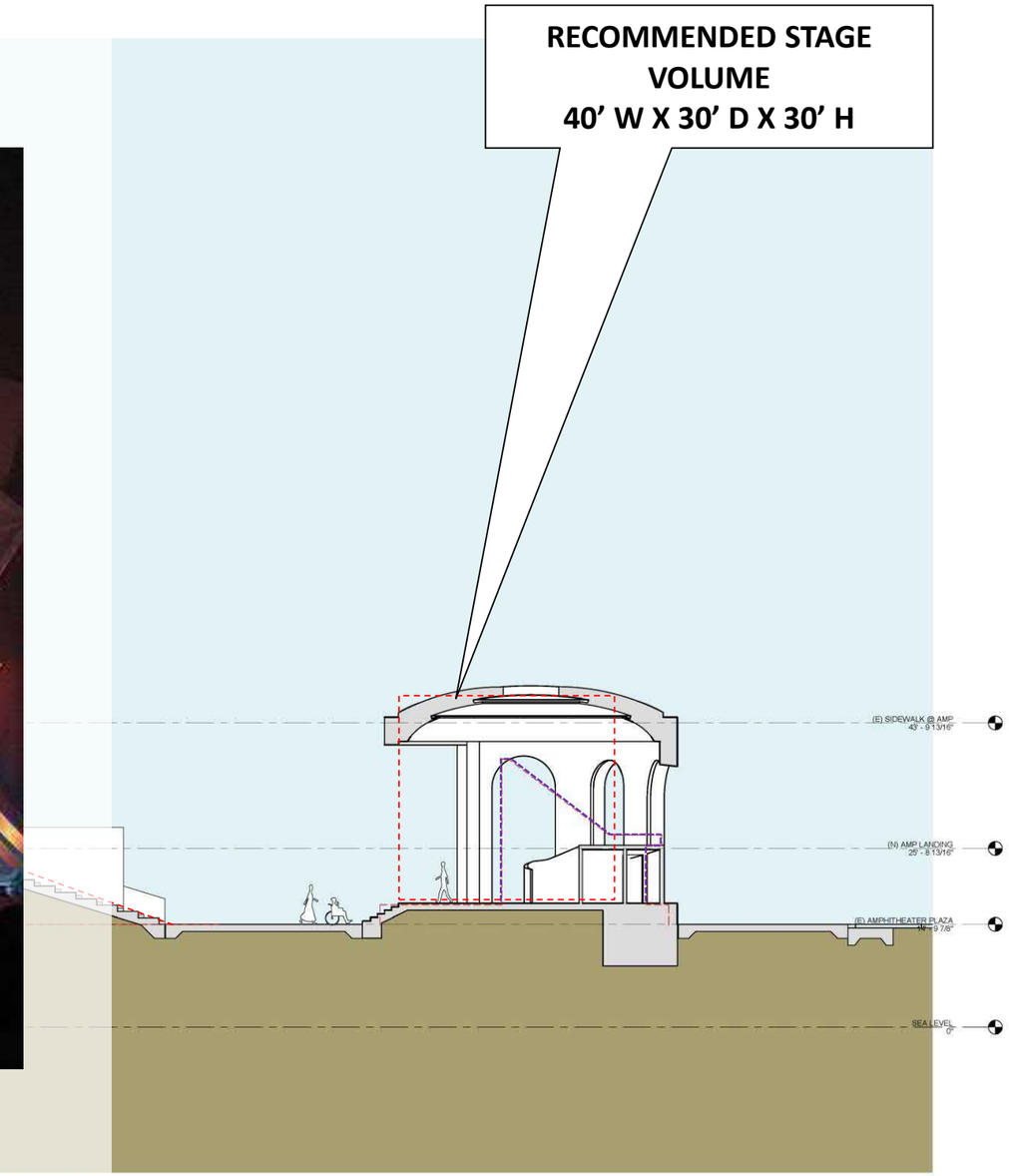
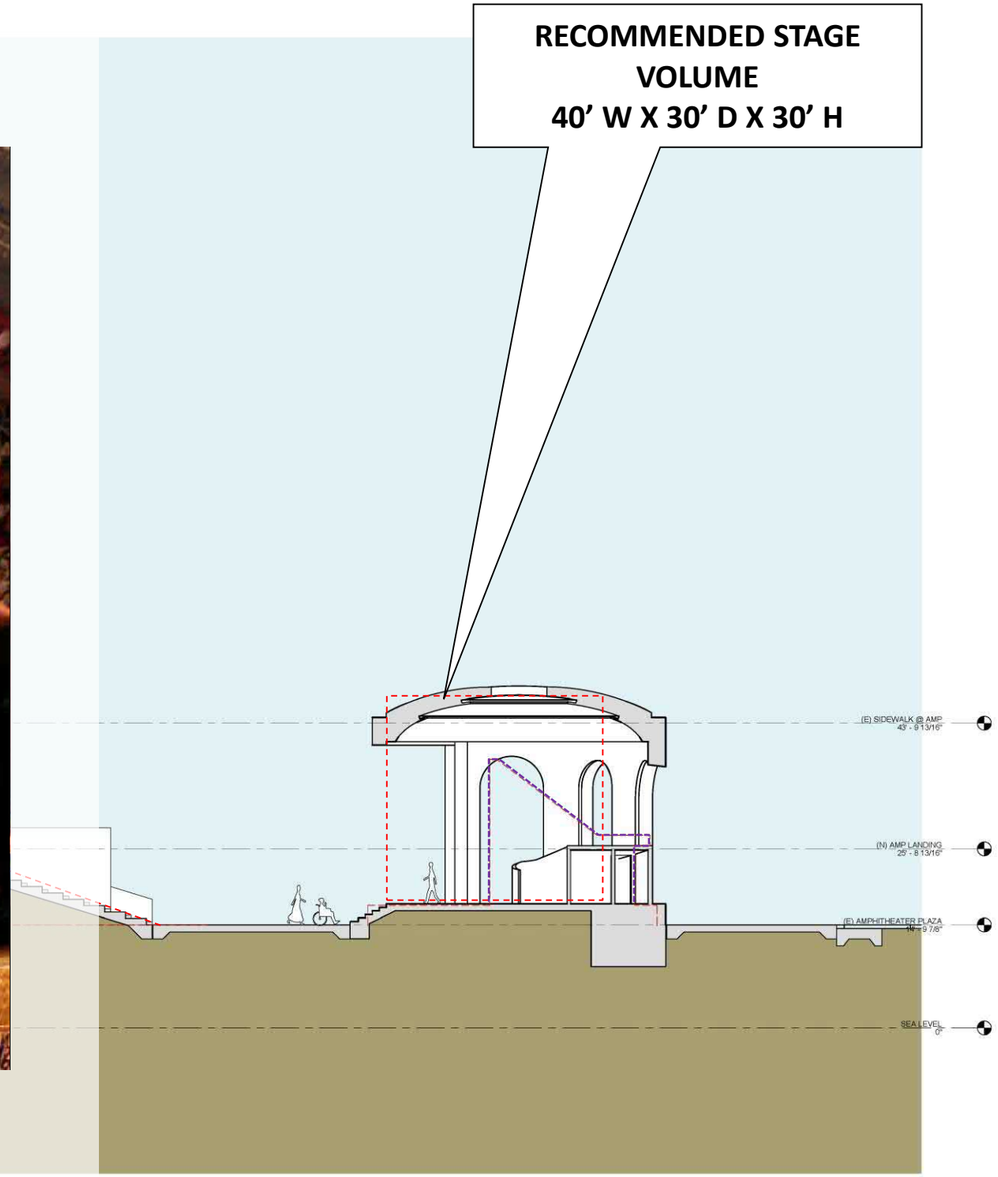


BANDSHELL CONFIGURATION AND EVENTS



BANDSHELL CONFIGURATION AND EVENTS

NEW AMPHITHEATER (OPT A) SITE SECTION
1/8" = 1'-0"

JOHNSON FAVARO

The Bandshell

GENE HARRIS

EXIT
EXIT

OCEANSIDE BATH HOUSE
Oceanside, Cal.

BAND CONCERT
ON THE BEACH
OCEANSIDE CALIF. H221

pops
BANK &
TRUST
FACE MASKS
REQUIRED
IN ALL COMMON AREAS
F
1
3

WITHOUT VISION
A PEOPLE PERISH
robert strong
Photography

WITHOUT VISION
A PEOPLE PERISH

Oceanside, Cal.

WITHOUT VISION
robert strong
Photography

WRC

BANDSHELL

BANDSHELL

BANDSHELL

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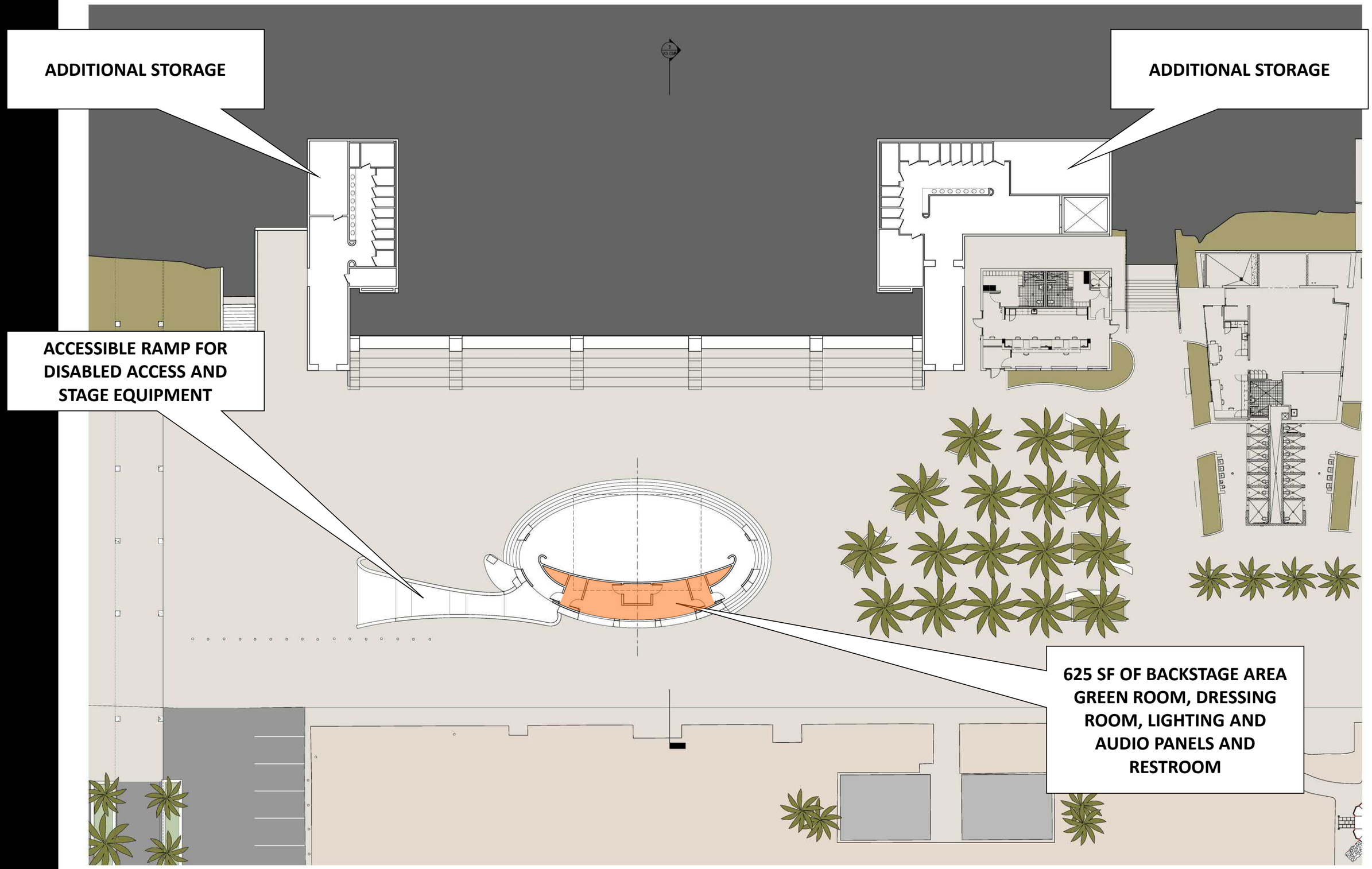
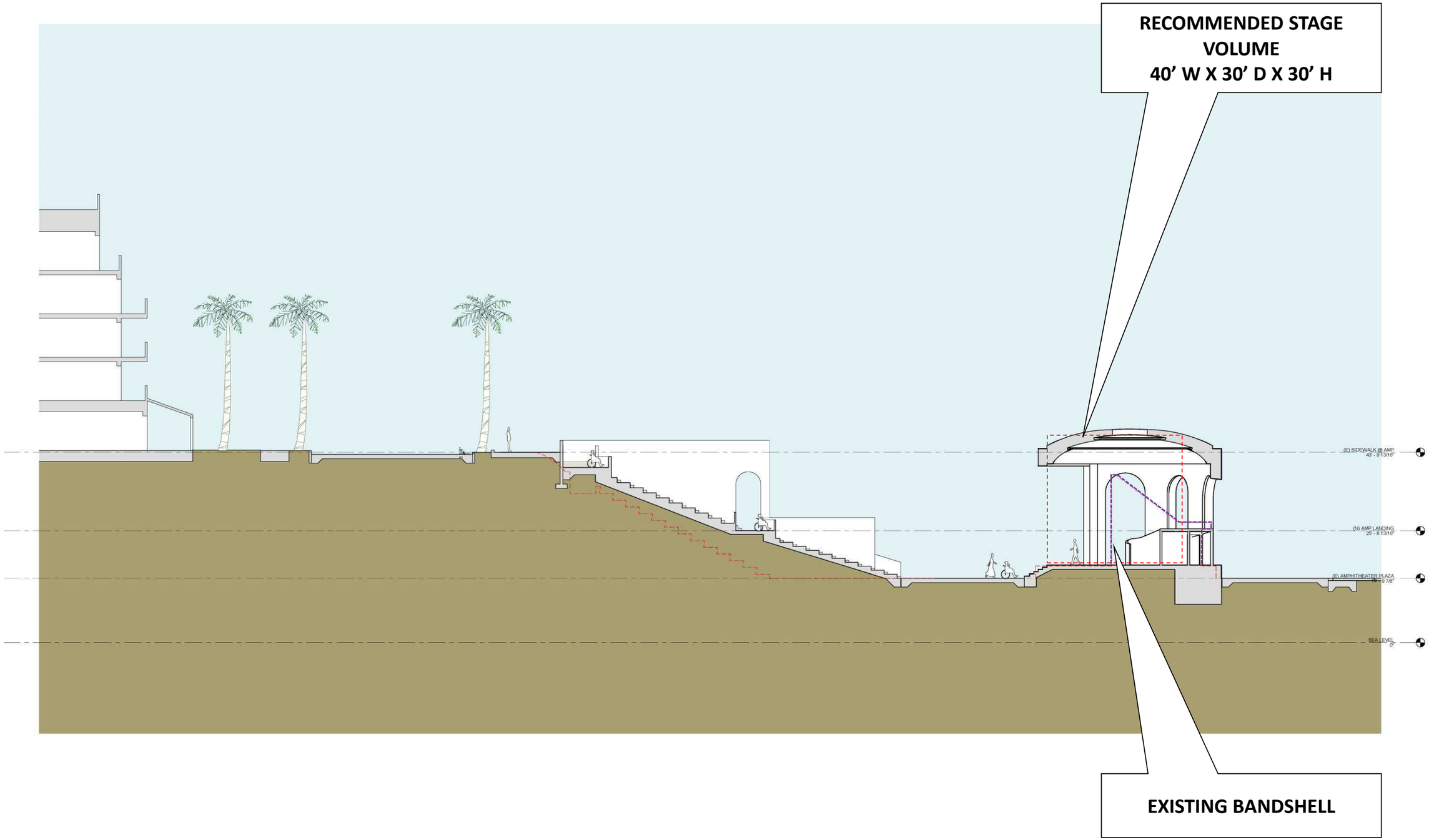
BANDSHELL



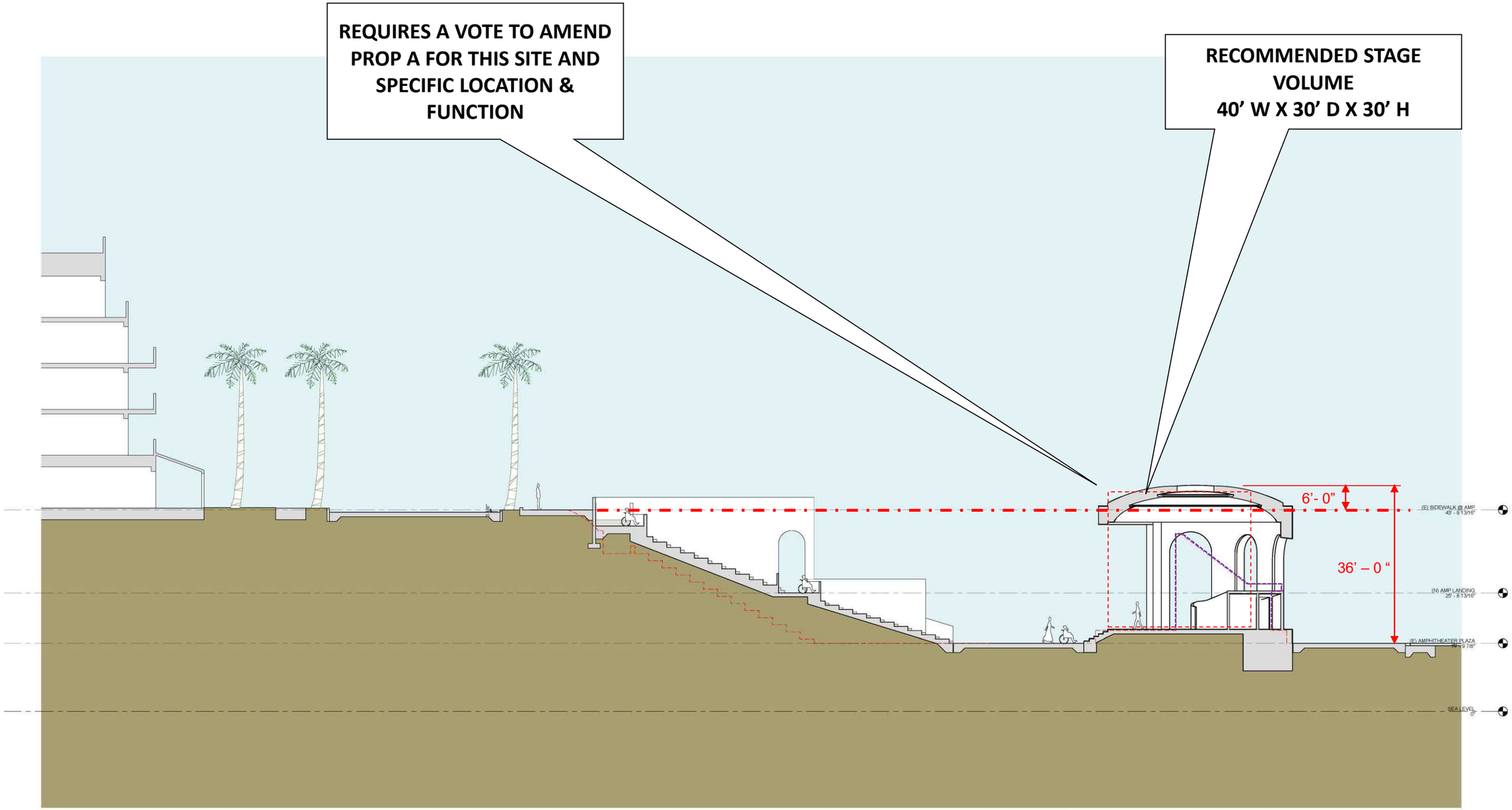
BANDSHELL – STRAND LEVEL PLAN



NEW AMPHITHEATER (OPT A) SITE SECTION

1/8" = 1'-0"

JOHNSON FAVARO



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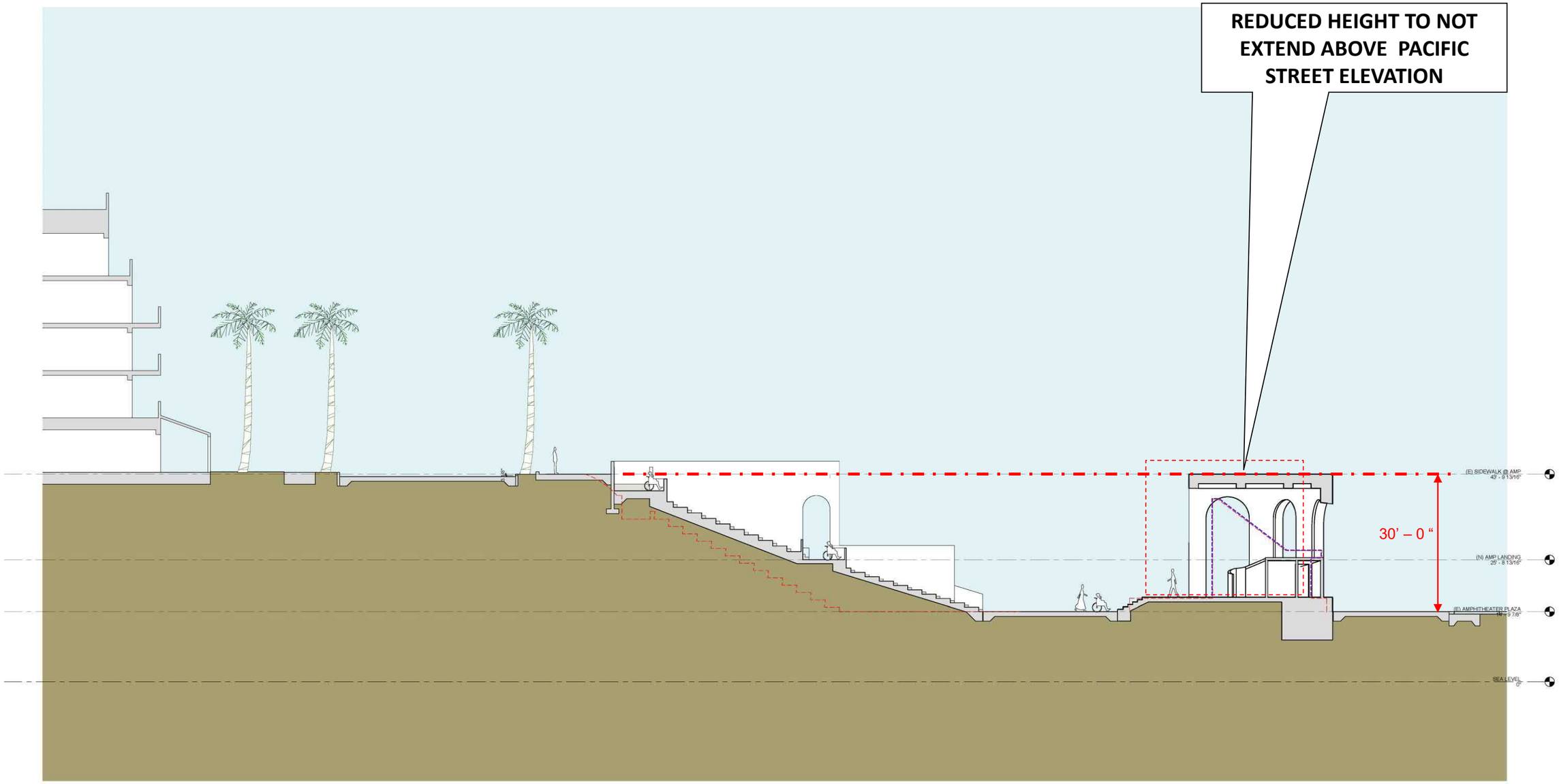
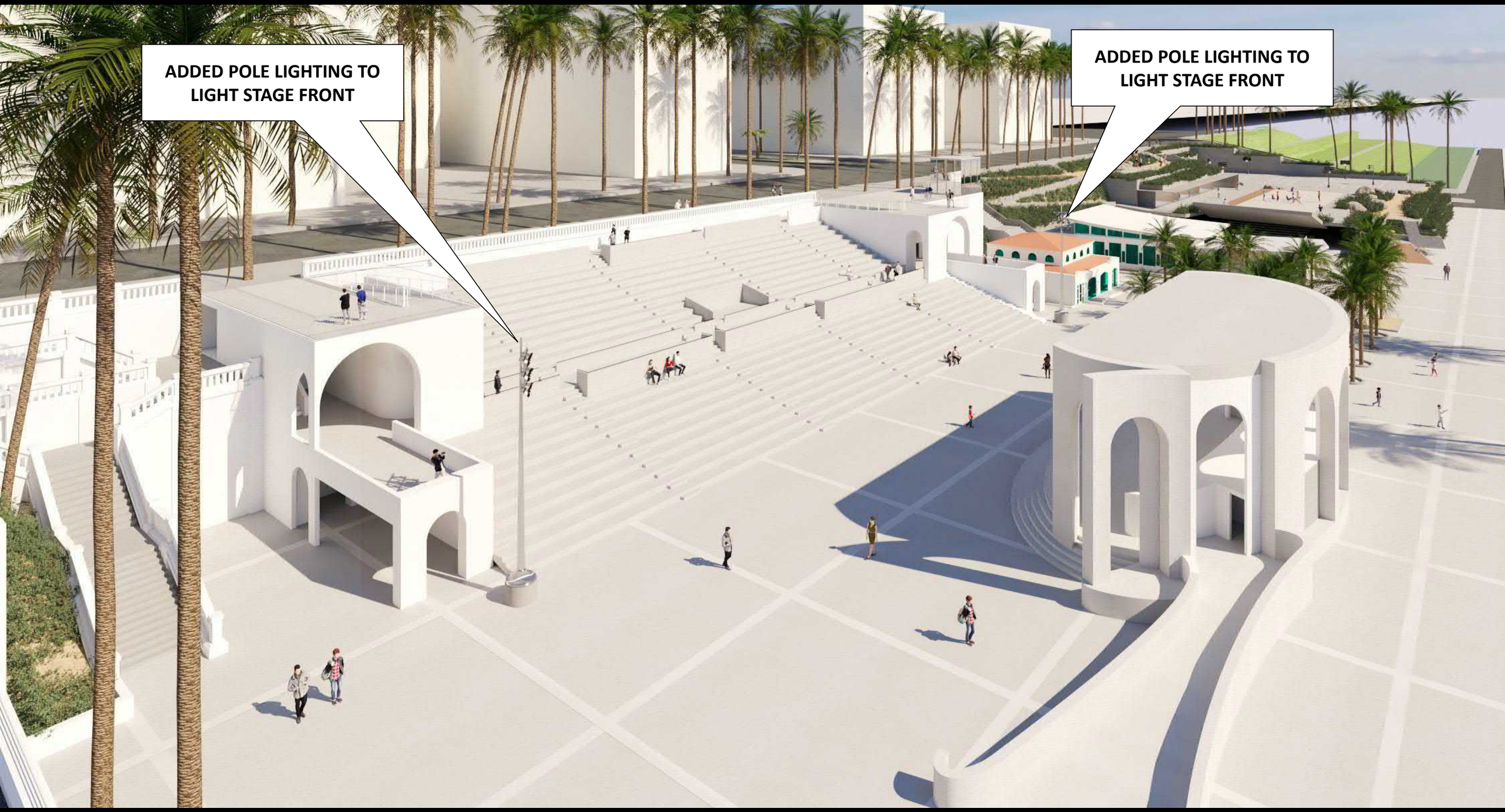


NEW AMPHITHEATER (OPT A) SITE SECTION - ALT

1/8" = 1'-0"

JOHNSON FAVARO

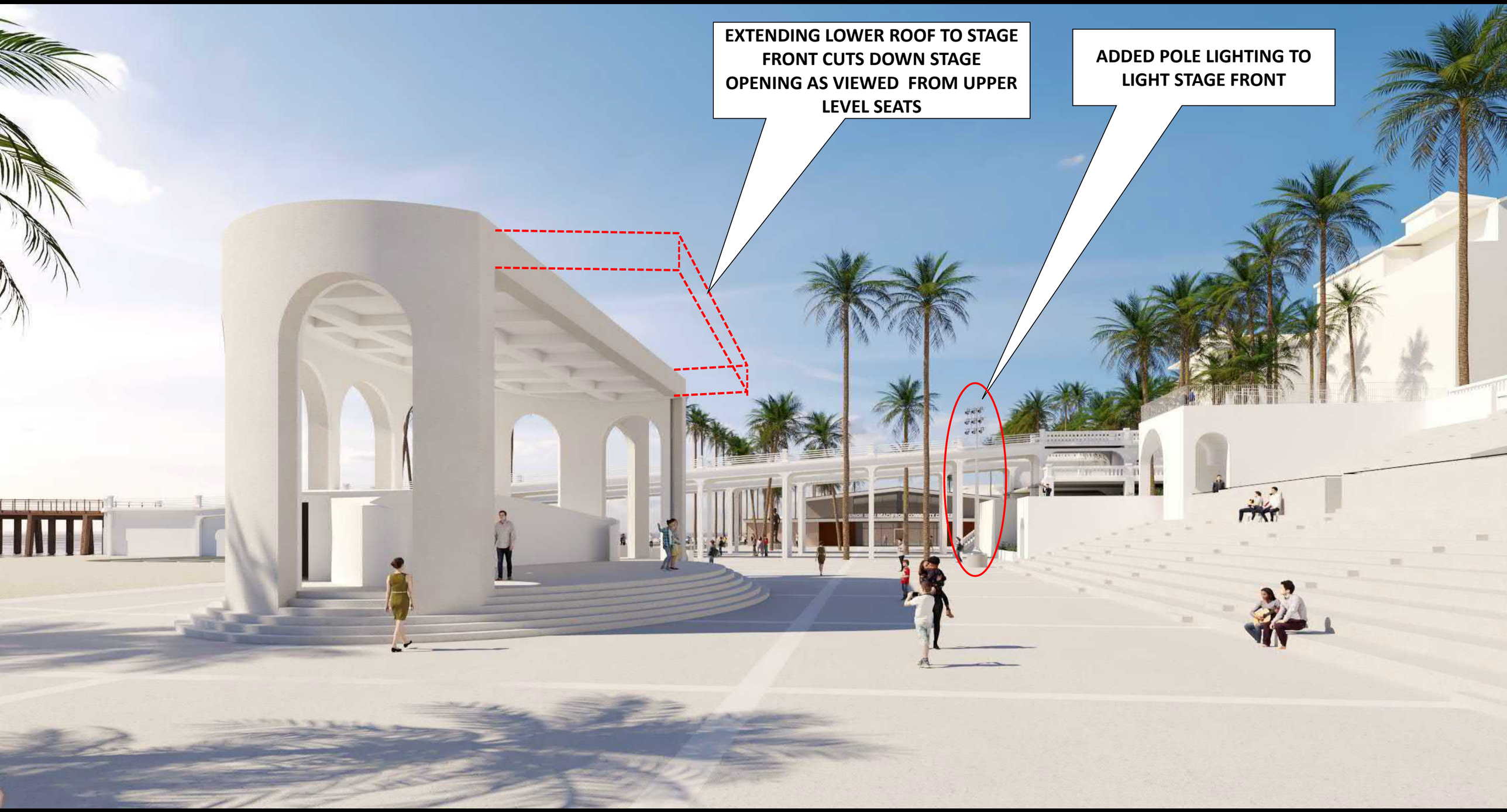
RECOMMENDED HEIGHT BANDSHELL



REDUCED HEIGHT BANDSHELL

RECOMMENDED HEIGHT BANDSHELL

REDUCED HEIGHT BANDSHELL *(Requires supplemental site lighting poles to light front of stage)*



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TWO BANDSHELL HEIGHT OPTIONS

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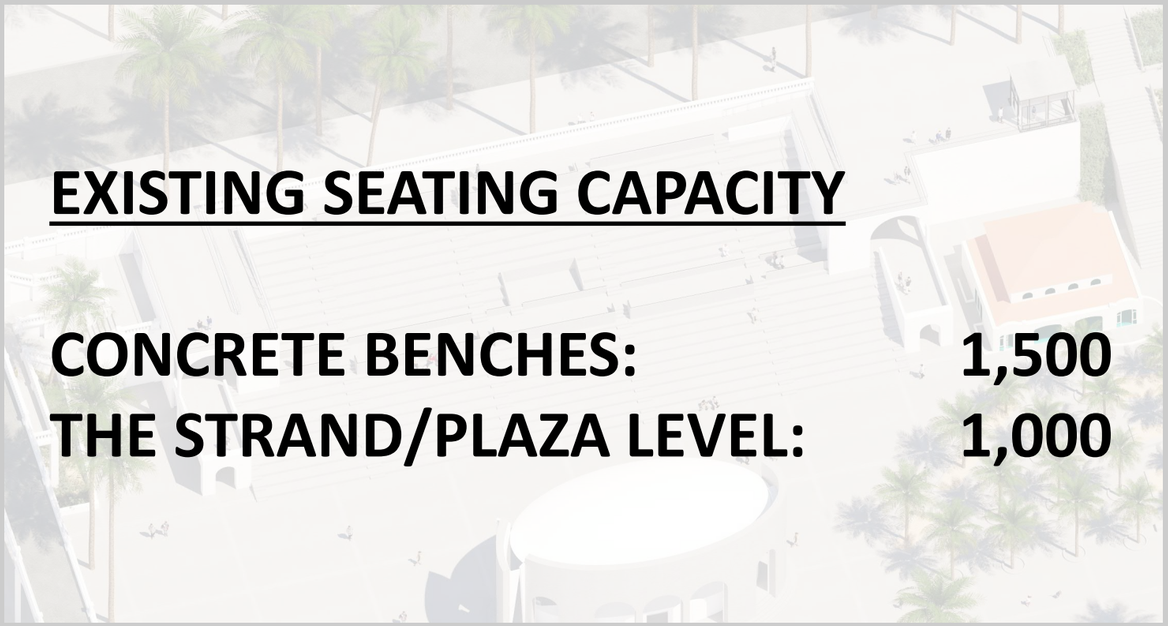
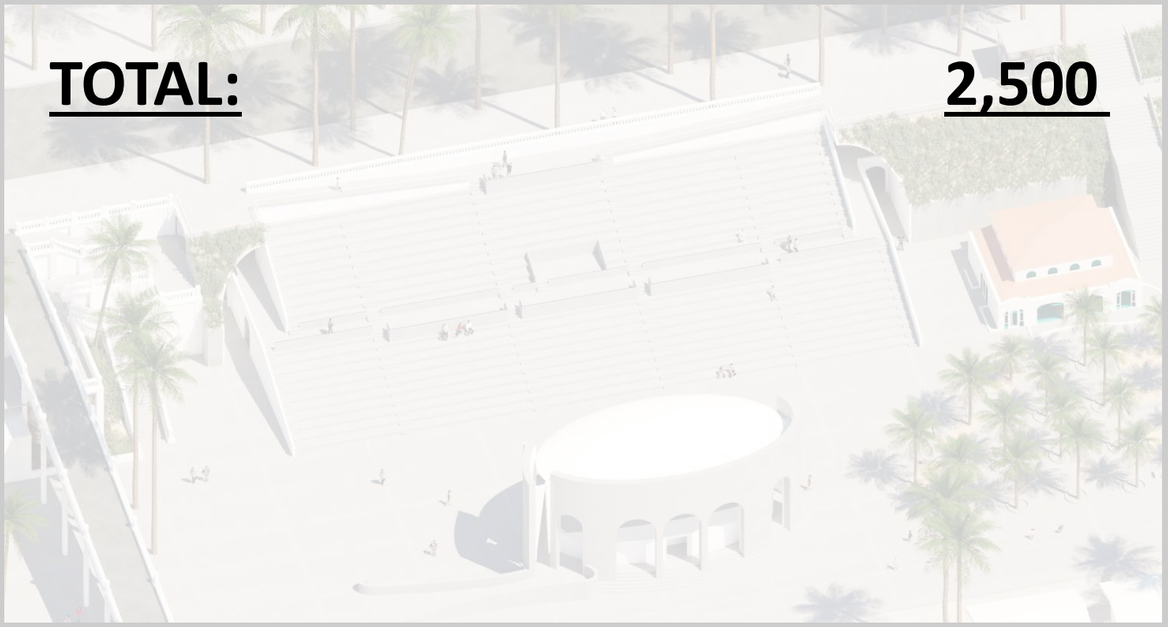
TWO BANDSHELL HEIGHT OPTIONS

Amphitheater Options



EXISTING SEATING CAPACITY

CONCRETE BENCHES:	**1,500**
THE STRAND/PLAZA LEVEL:	**1,000**



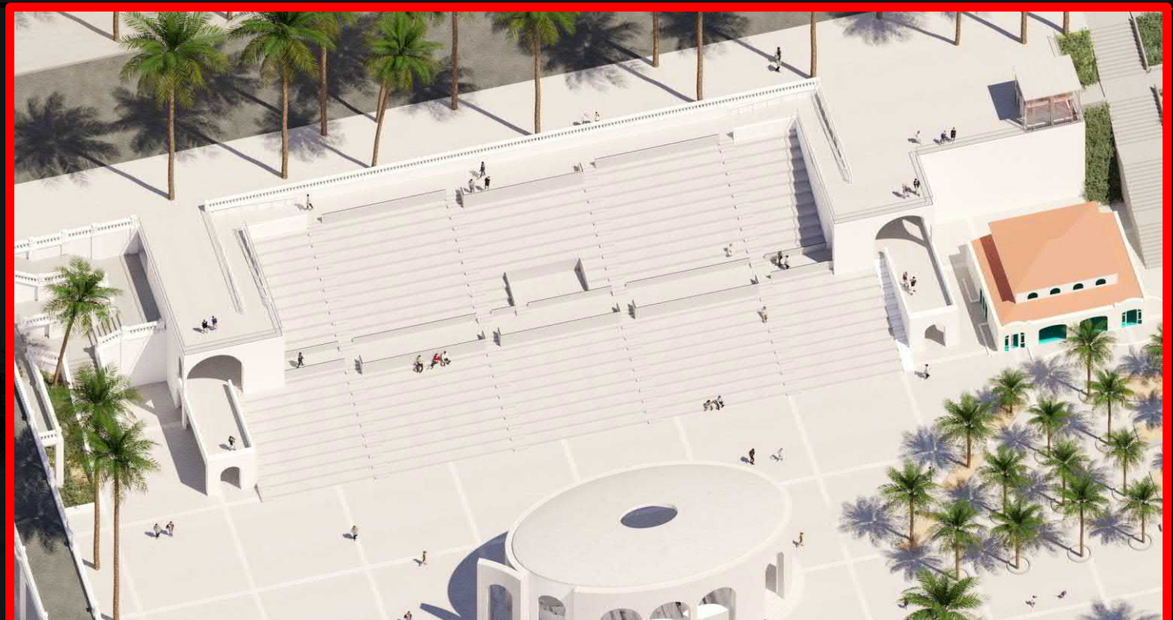
TOTAL: **2,500**

VENUE CAPACITY

EXISTING SEATING CAPACITY		PROPOSED OPT A	PROPOSED OPT B
CONCRETE BENCHES:	1,500	1,566	1,606
THE STRAND/PLAZA LEVEL:	1,000	1,000	1,000
		24 wheelchair	24 wheelchair
TOTAL:	2,500	2,590	2,630

VENUE CAPACITY

FOUR SEATING CONFIGURATIONS STUDIED



OPTION A

OPTION B

FOUR SEATING CONFIGURATIONS STUDIED

EXISTING SEATING CAPACITY		PROPOSED OPT A
CONCRETE BENCHES:	1,500	1,566
THE STRAND/PLAZA LEVEL:	1,000	1,000
		24 wheelchair
TOTAL:	2,500	2,590

CODE REQUIRED
WHEELCHAIR SEATING
DISABLED ACCESS SITE
ELEVATOR
NEW BANDSHELL

STREET LEVEL

STREET LEVEL

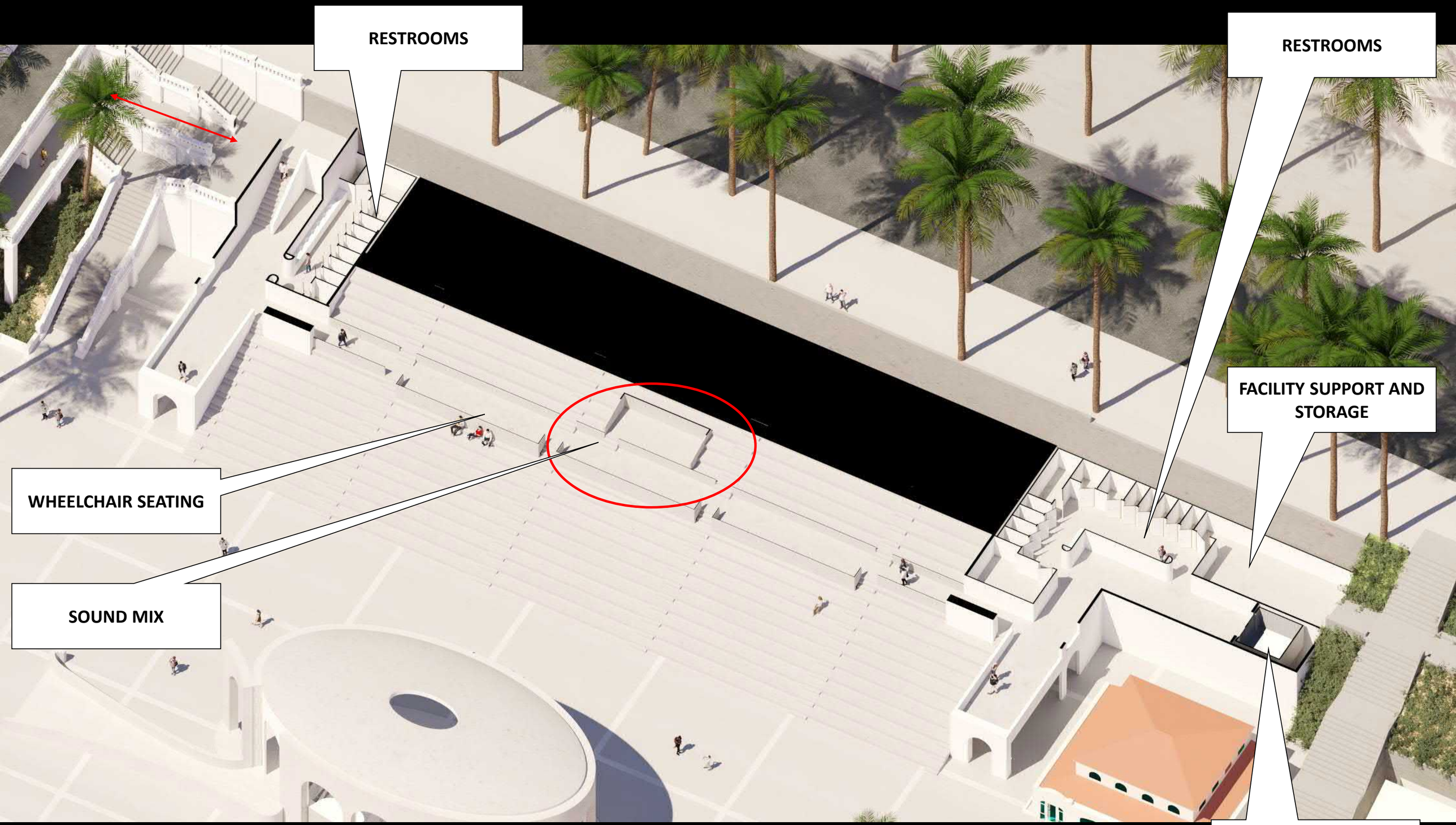
ADA ACCESS AND SITE ELEVATOR

STREET LEVEL

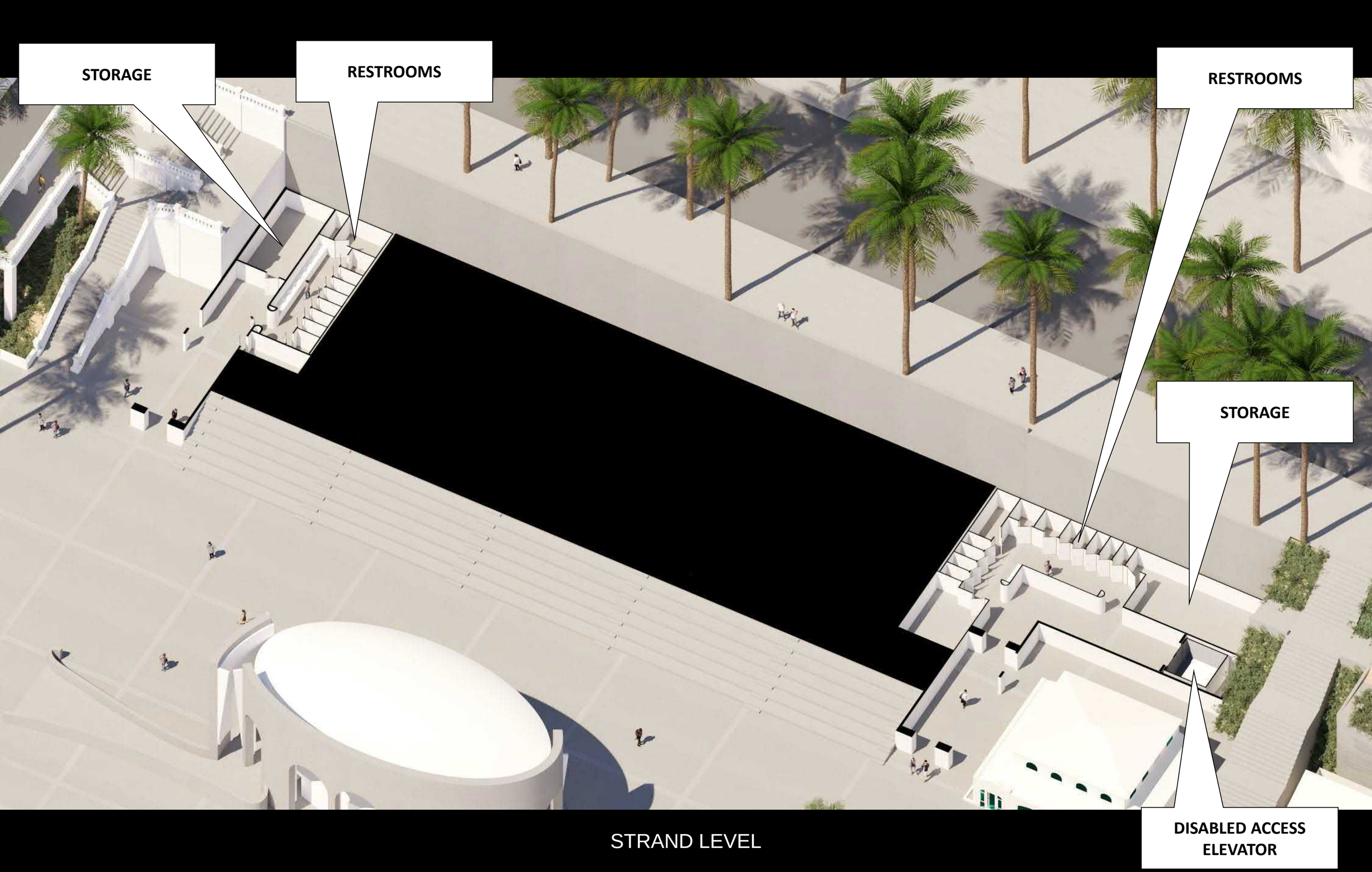
ENTRANCE/EXIT, WILL CALL & PRE- AND POST-FUNCTION

OPTION A

STREET LEVEL

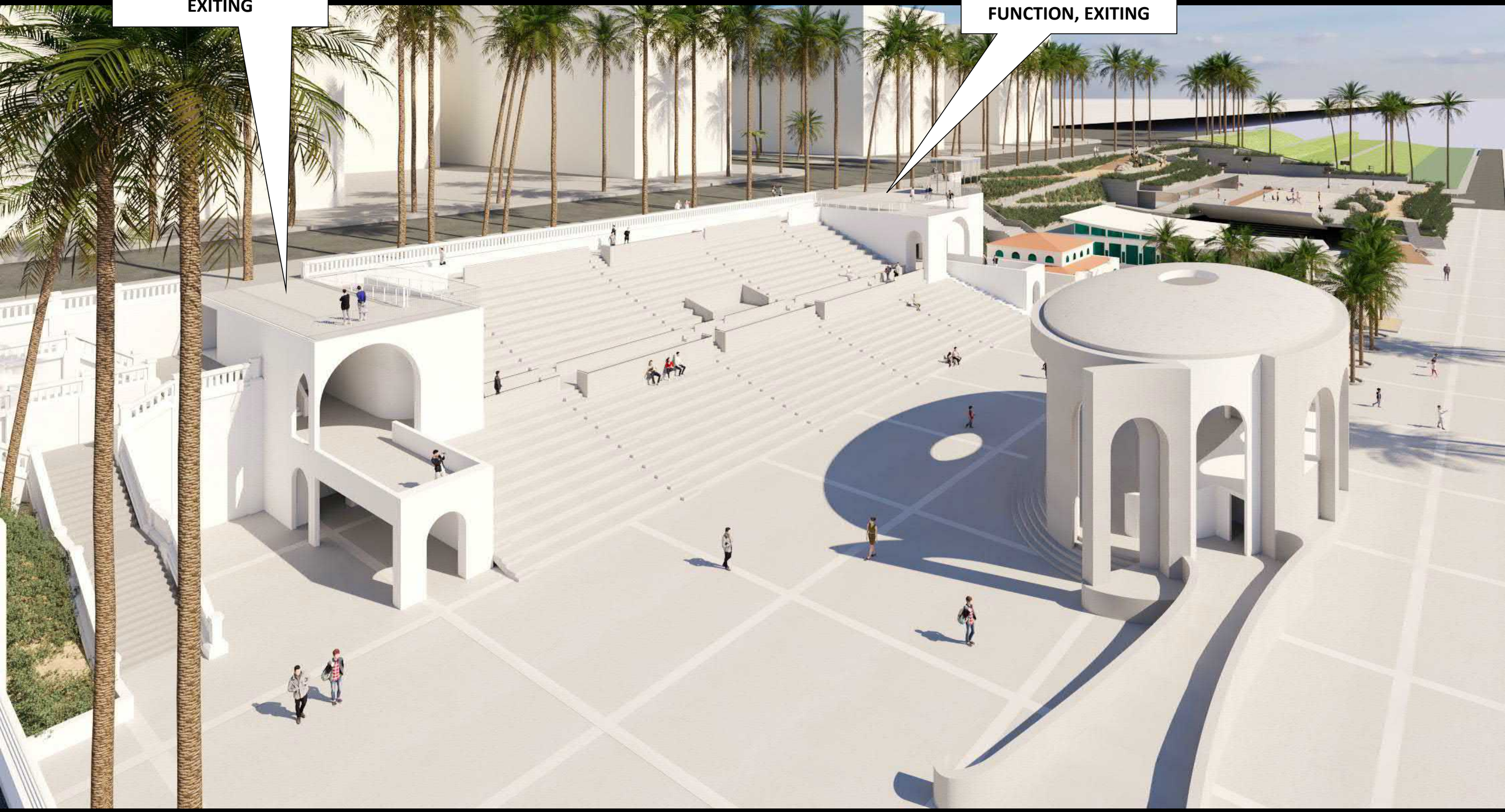


MID – LEVEL CROSS AISLE

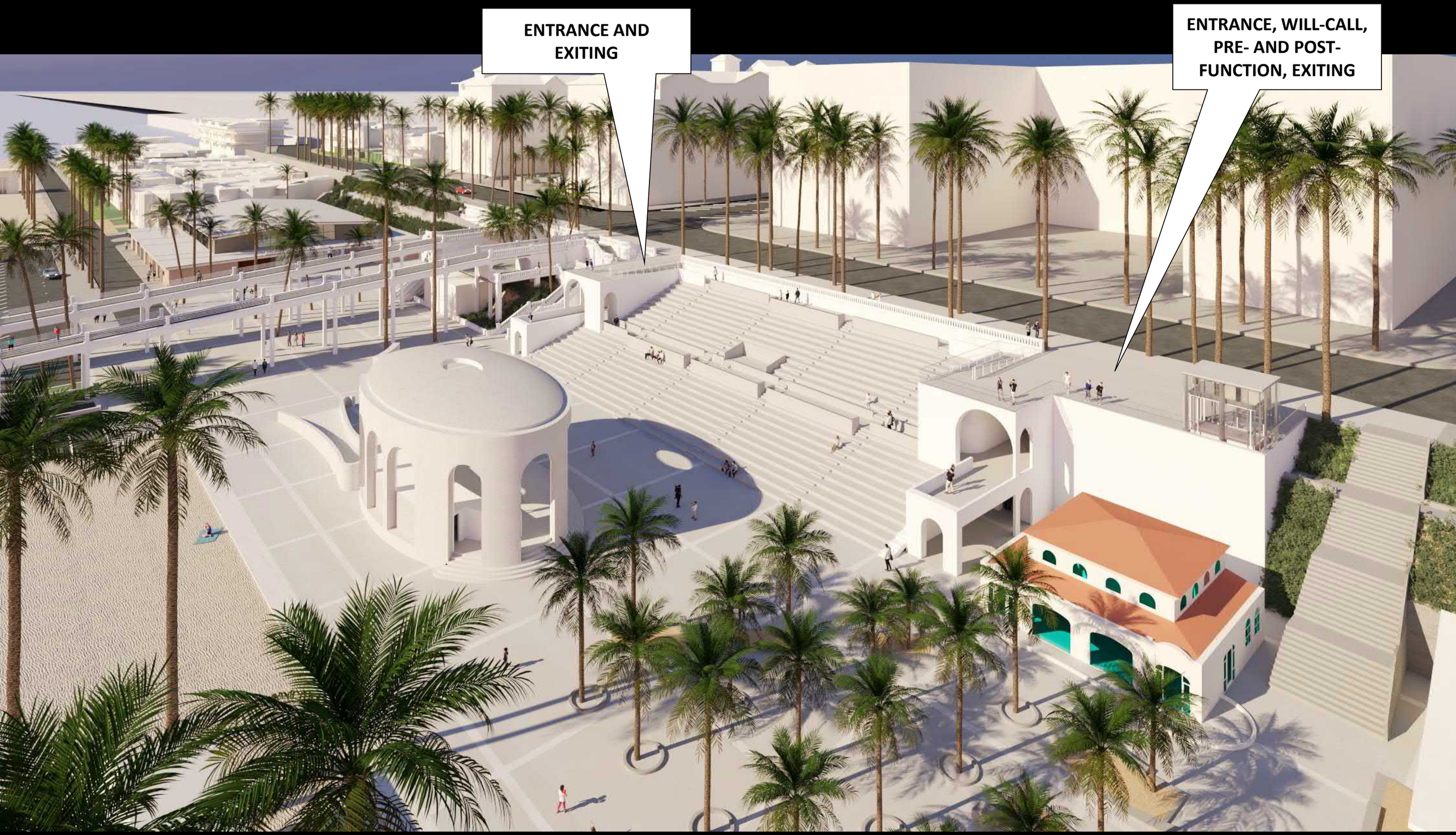


STRAND LEVEL

OPTION A


ENTRANCE AND EXITING
ENTRANCE, WILL-CALL, PRE- AND POST-FUNCTION, EXITING

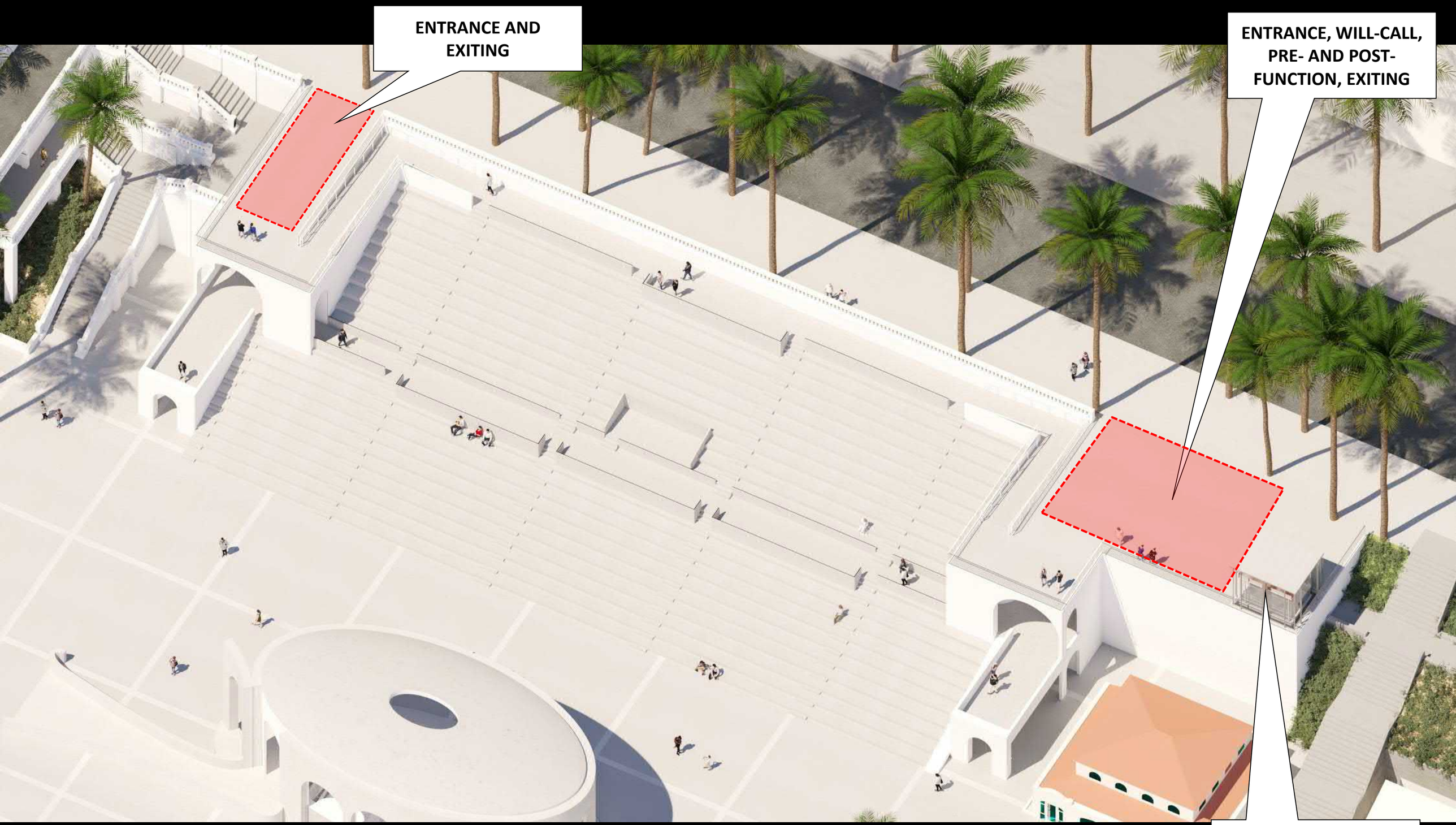
OPTION A


ENTRANCE AND EXITING
ENTRANCE, WILL-CALL, PRE- AND POST-FUNCTION, EXITING

OPTION A

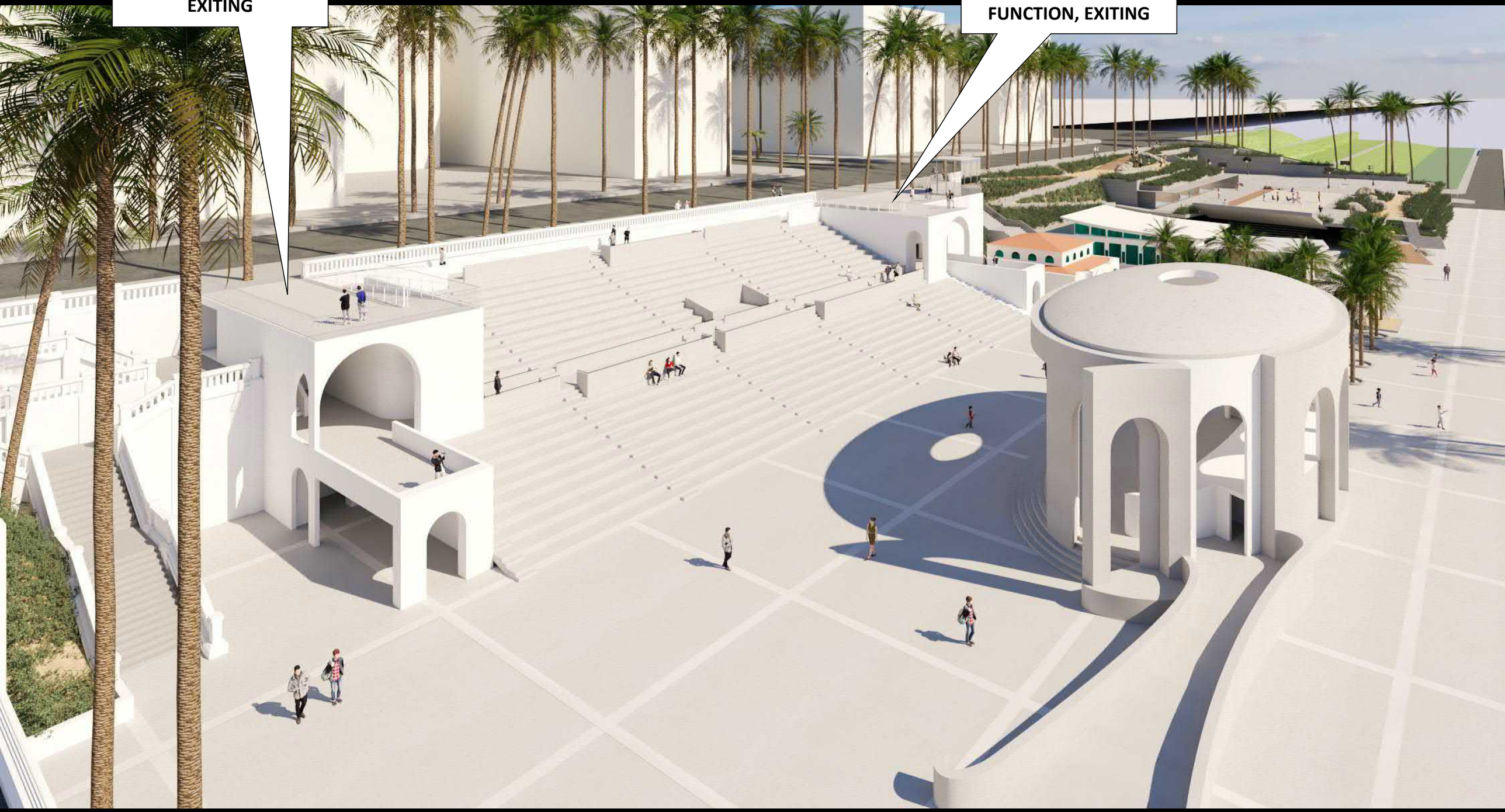
Option B

EXISTING SEATING CAPACITY		PROPOSED OPT B
CONCRETE BENCHES:	1,500	1,606
THE STRAND/PLAZA LEVEL:	1,000	1,000
		24 wheelchair
TOTAL:	2,500	2,630



STREET LEVEL – OPTION A

STREET LEVEL – OPTION B


ENTRANCE AND EXITING
ENTRANCE, WILL-CALL, PRE- AND POST-FUNCTION, EXITING

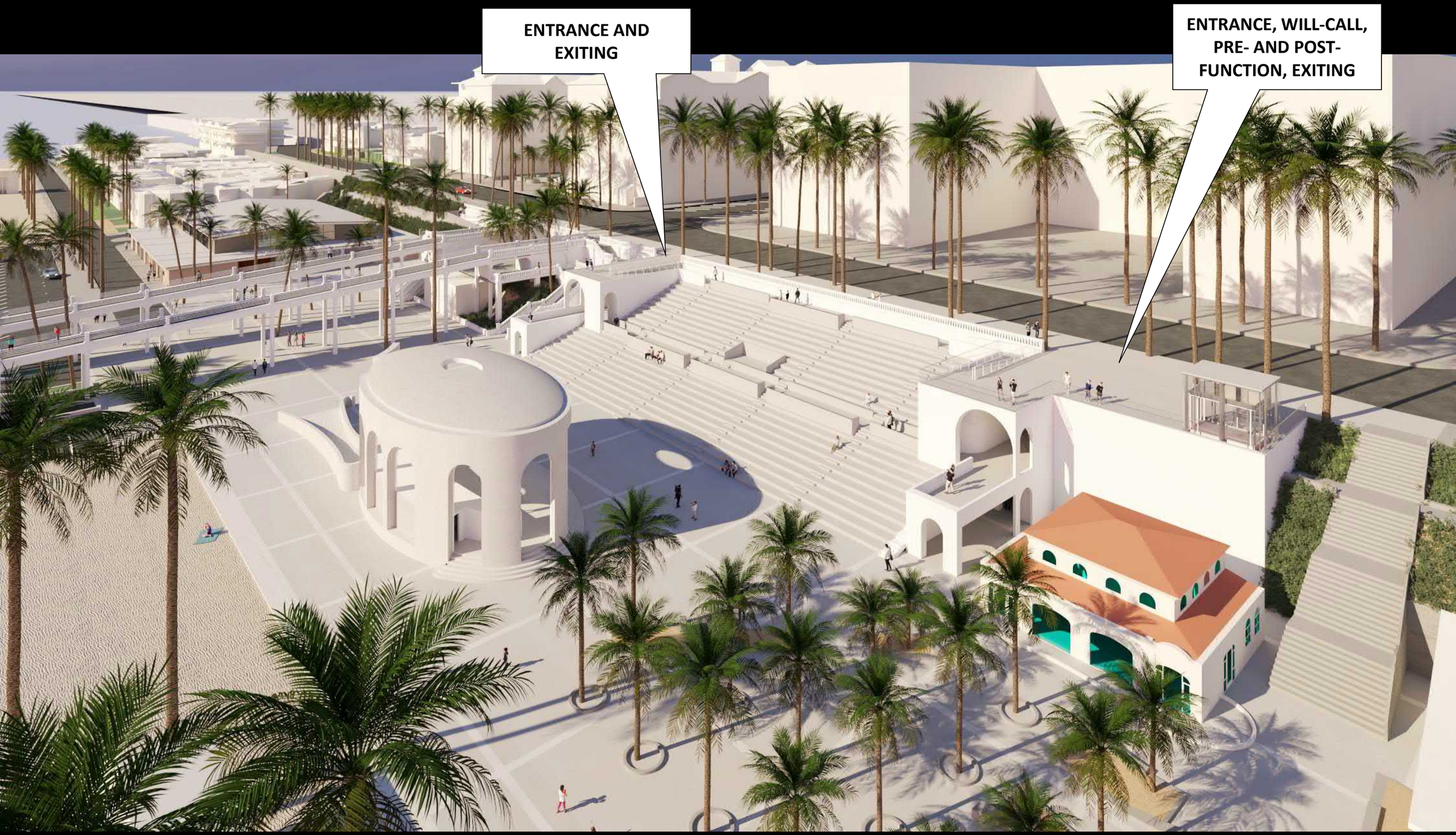
OPTION A

REDUCED SIZE ENTRANCE AND EXITING
REDUCED SIZE ENTRANCE AND EXITING

OPTION B

REDUCED SIZE ENTRANCE AND EXITING
DISABLED ACCESS SITE ELEVATOR

OPTION B


ENTRANCE AND EXITING
ENTRANCE, WILL-CALL, PRE- AND POST-FUNCTION, EXITING

OPTION A

REDUCED SIZE ENTRANCE AND EXITING
REDUCED SIZE ENTRANCE AND EXITING

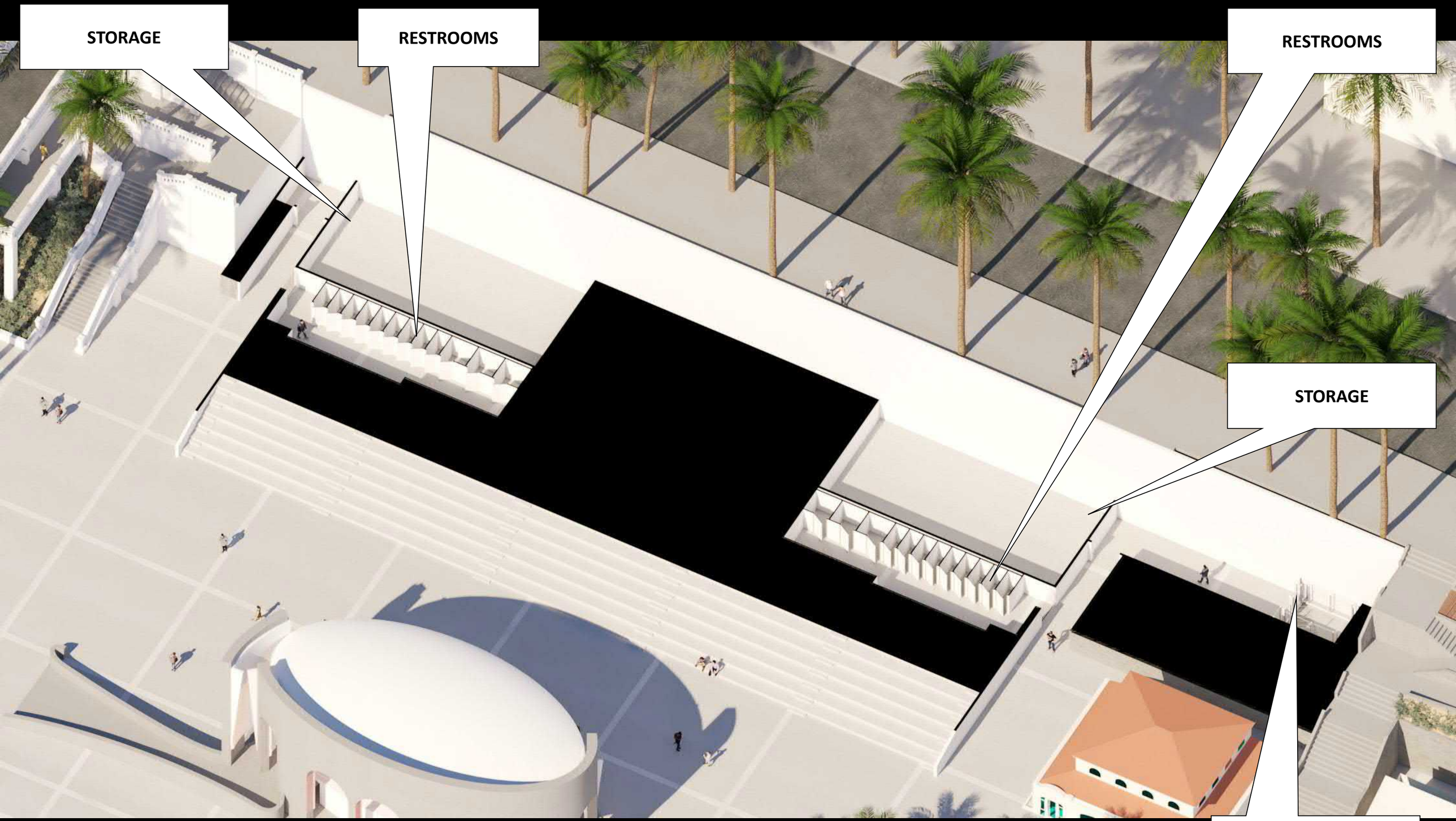
OPTION B

STREET LEVEL

STREET LEVEL

STREET LEVEL

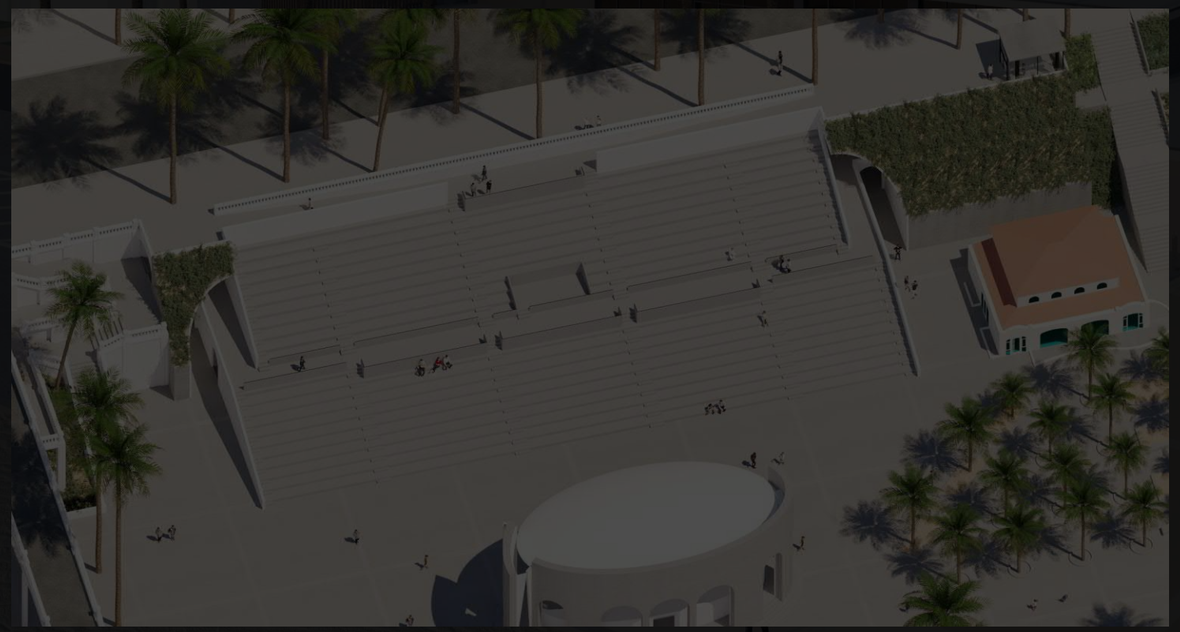
MID – LEVEL CROSS AISLE



STRAND LEVEL

OPTION B

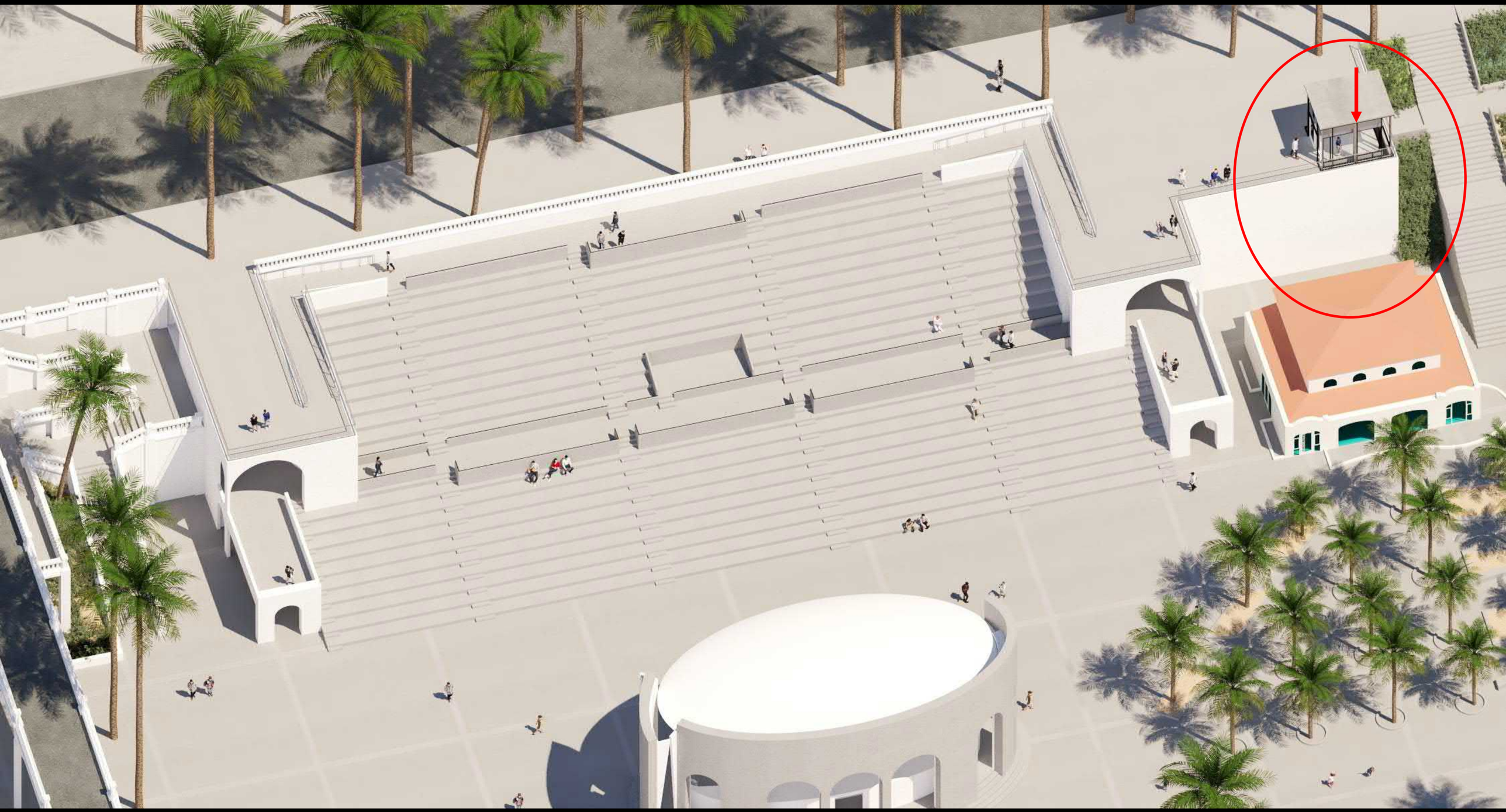
OPTION B WITH REDUCED BANDSHELL HEIGHT



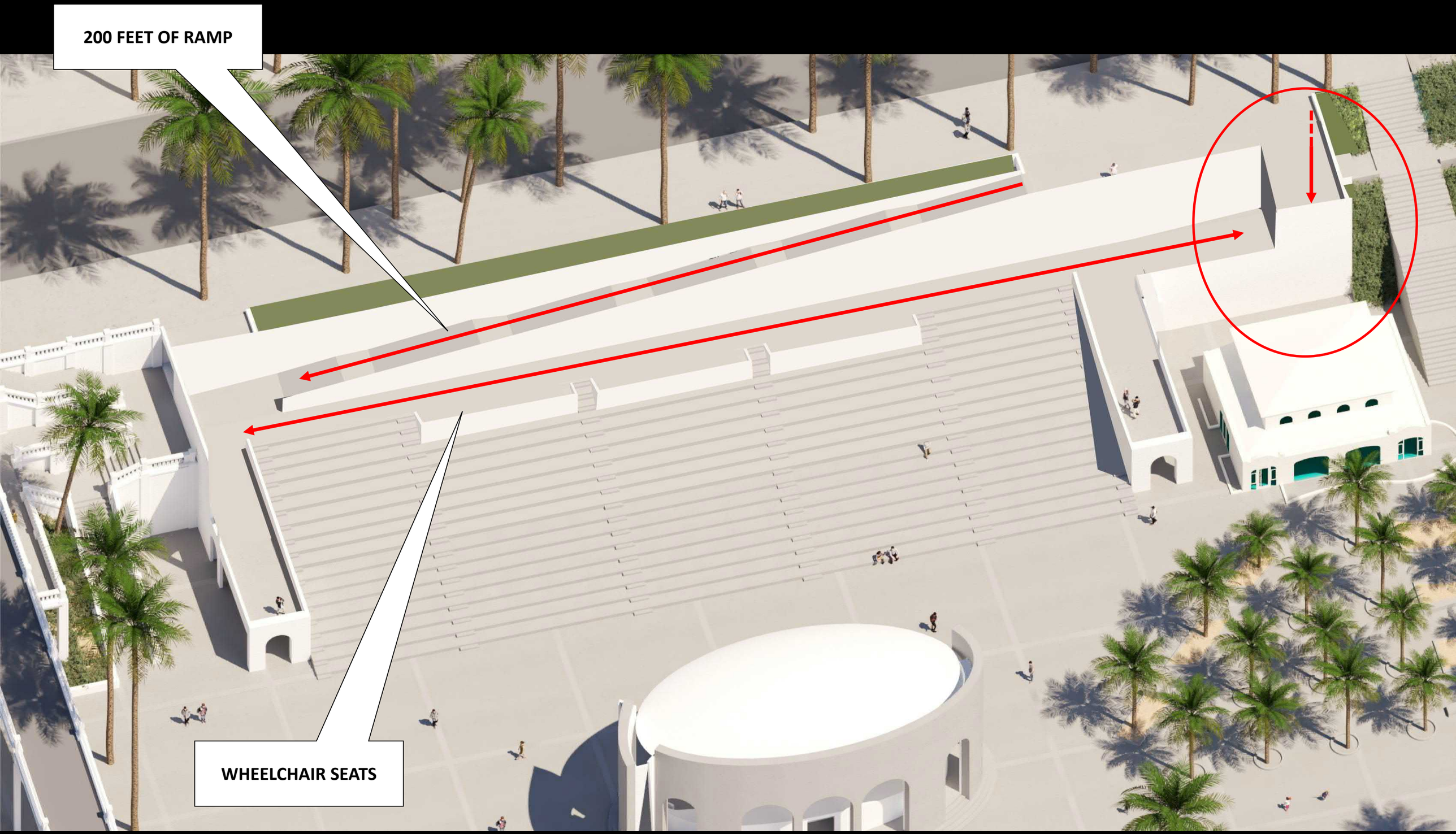
OPTION D

FOUR SEATING CONFIGURATIONS STUDIED

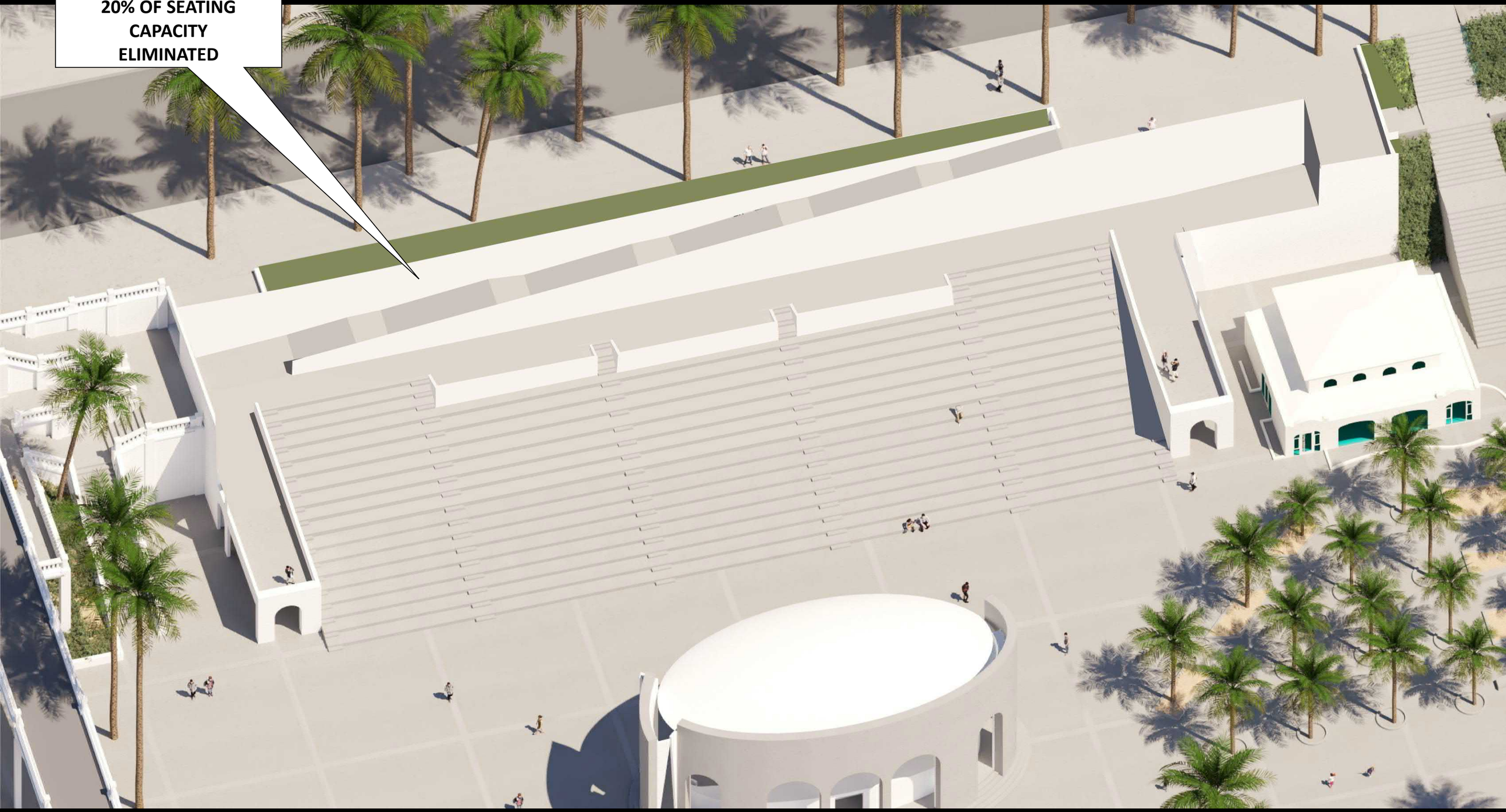
OPTION A: SITE ELEVATOR



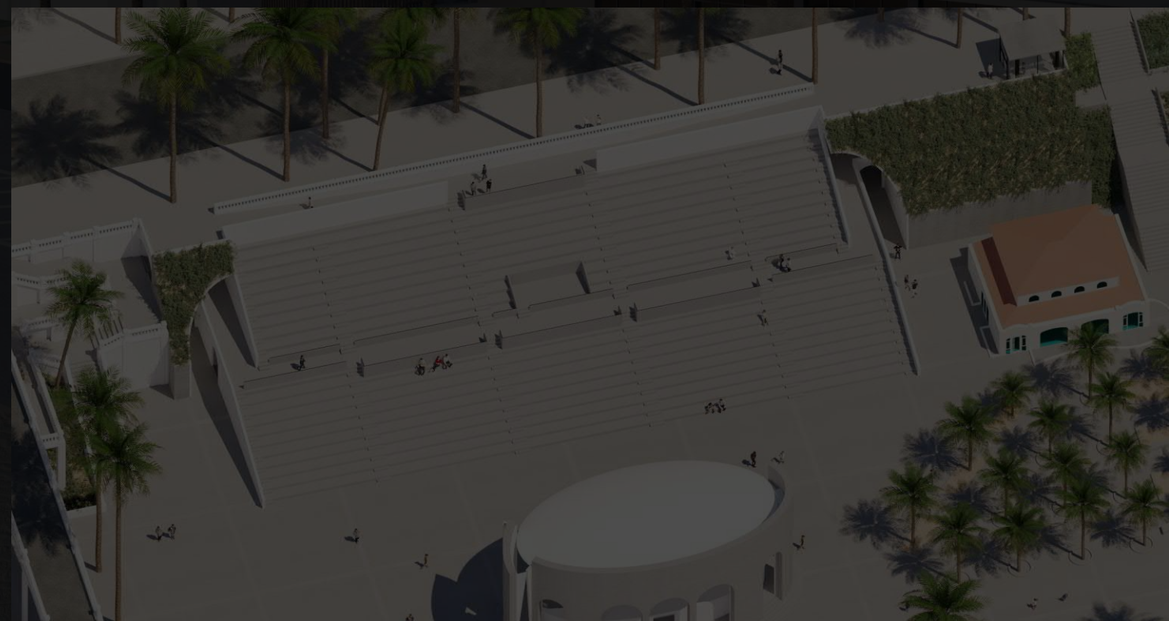
OPTION A



OPTION D



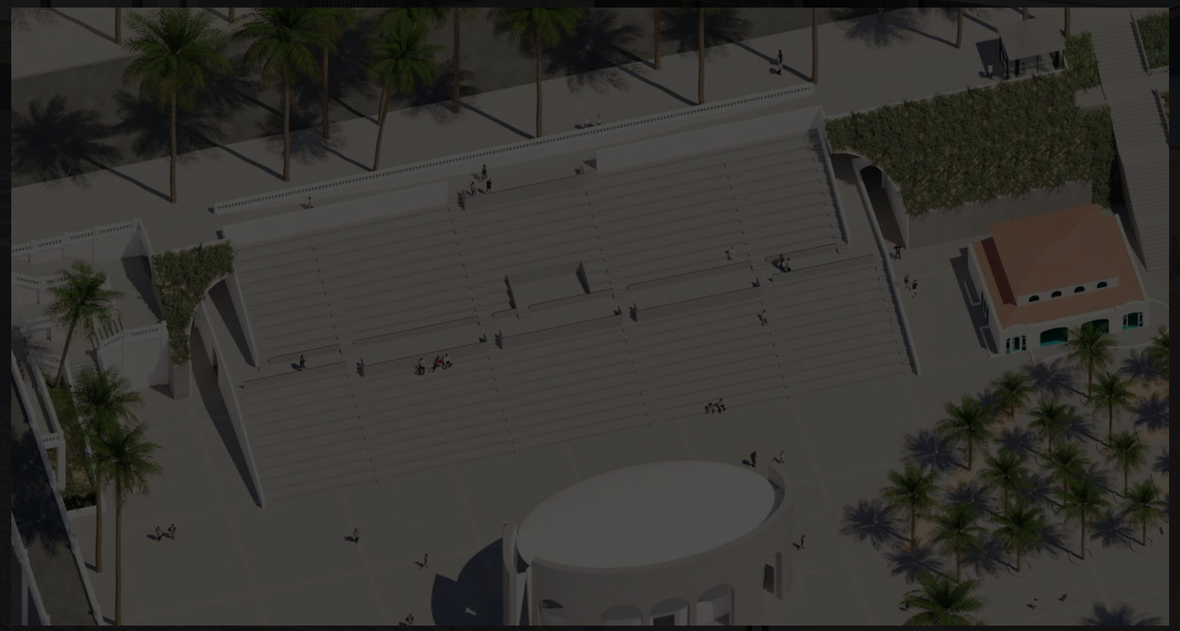
OPTION A CAPACITY: 1,566 SEATS AT CONCRETE BENCHES
OPTION D WITH SITE RAMP CAPACITY: 1,266 SEATS

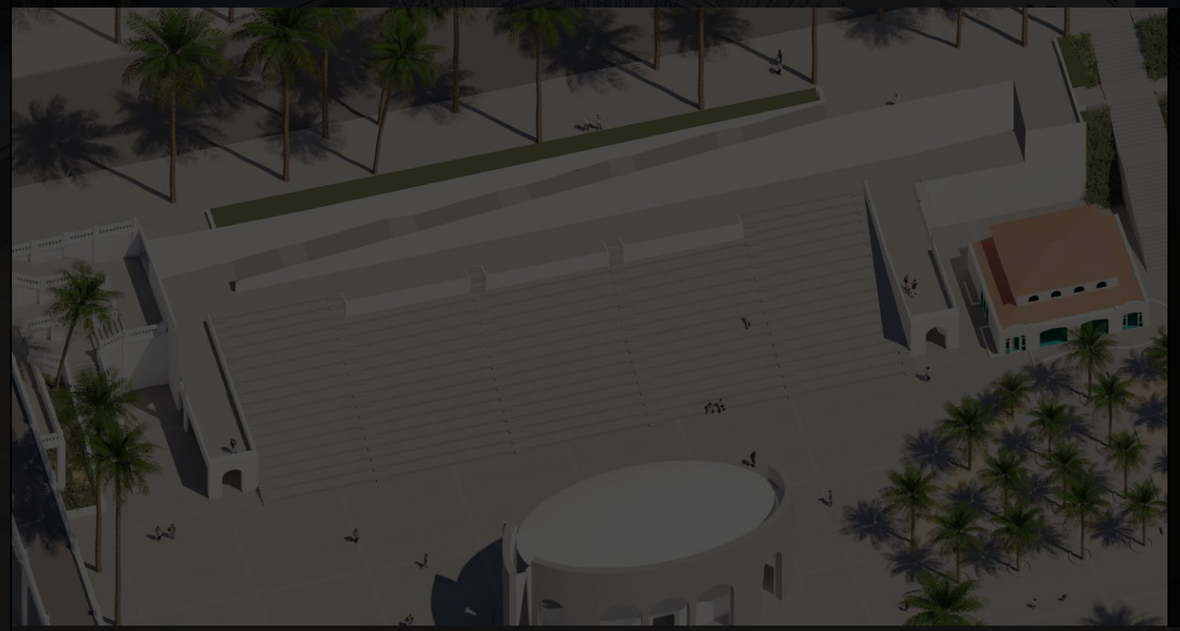


OPTION D

FOUR SEATING CONFIGURATIONS STUDIED

OPTION C

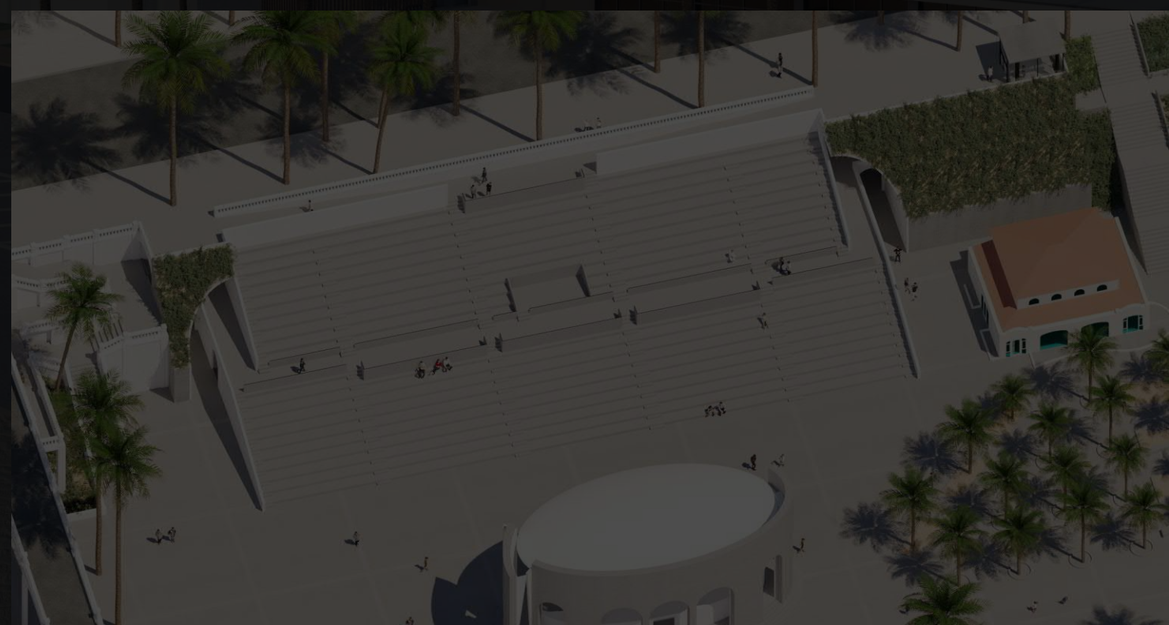




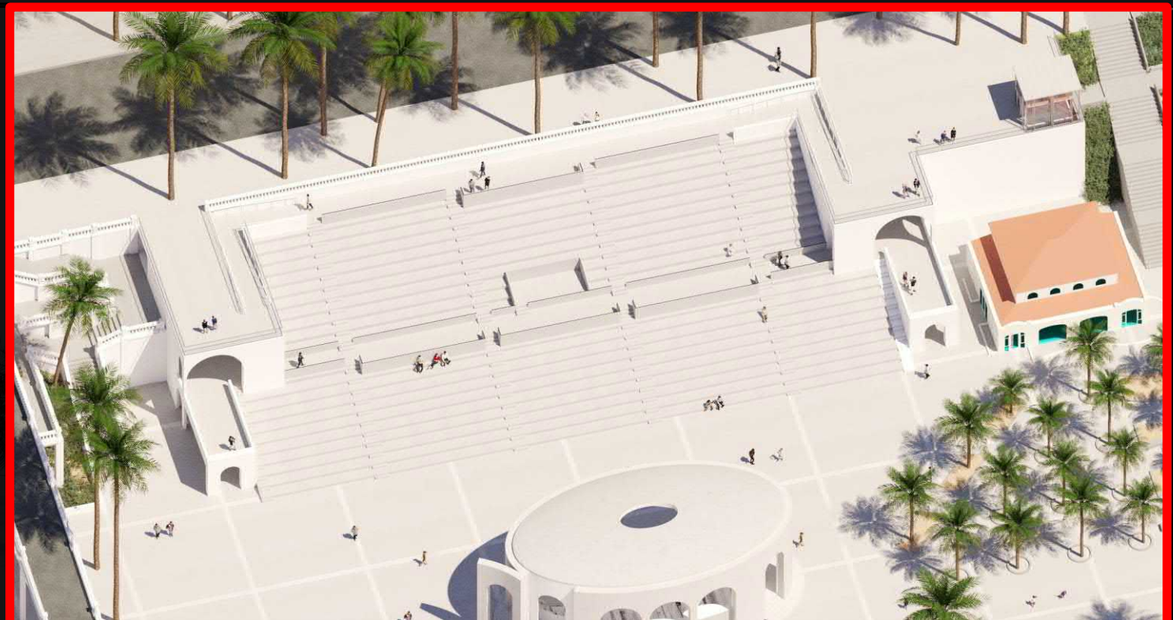
FOUR SEATING CONFIGURATIONS STUDIED

FOUR SEATING CONFIGURATIONS STUDIED

OPTION C



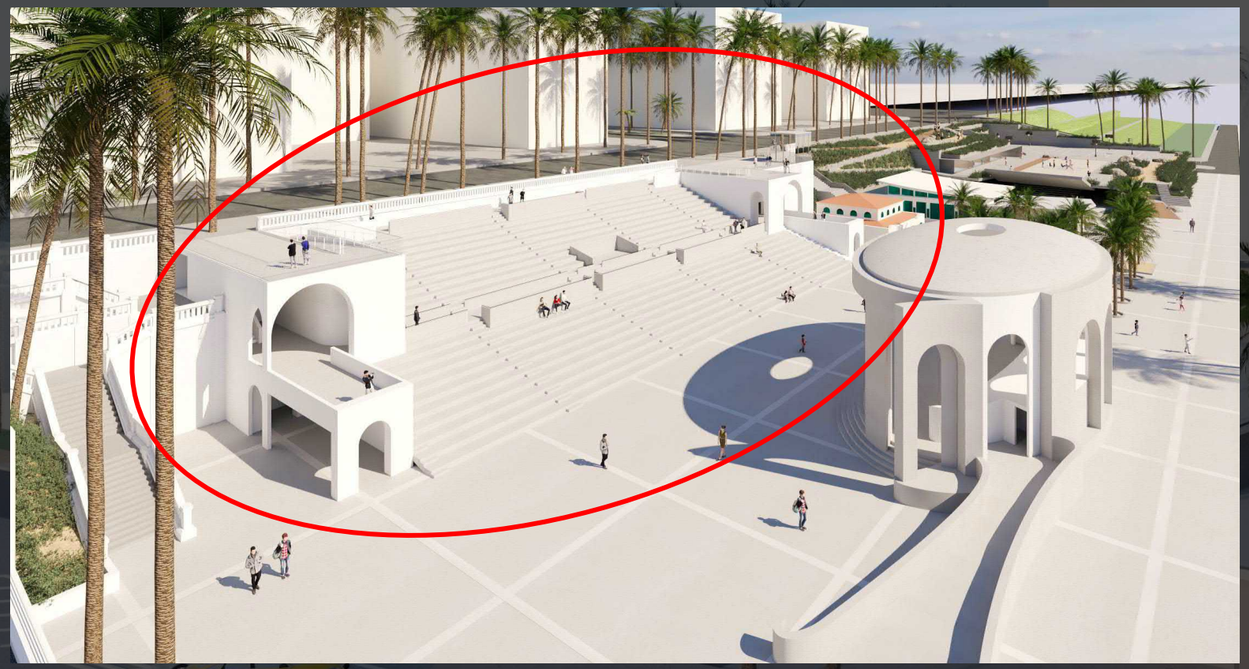
FOUR SEATING CONFIGURATIONS STUDIED



OPTION A

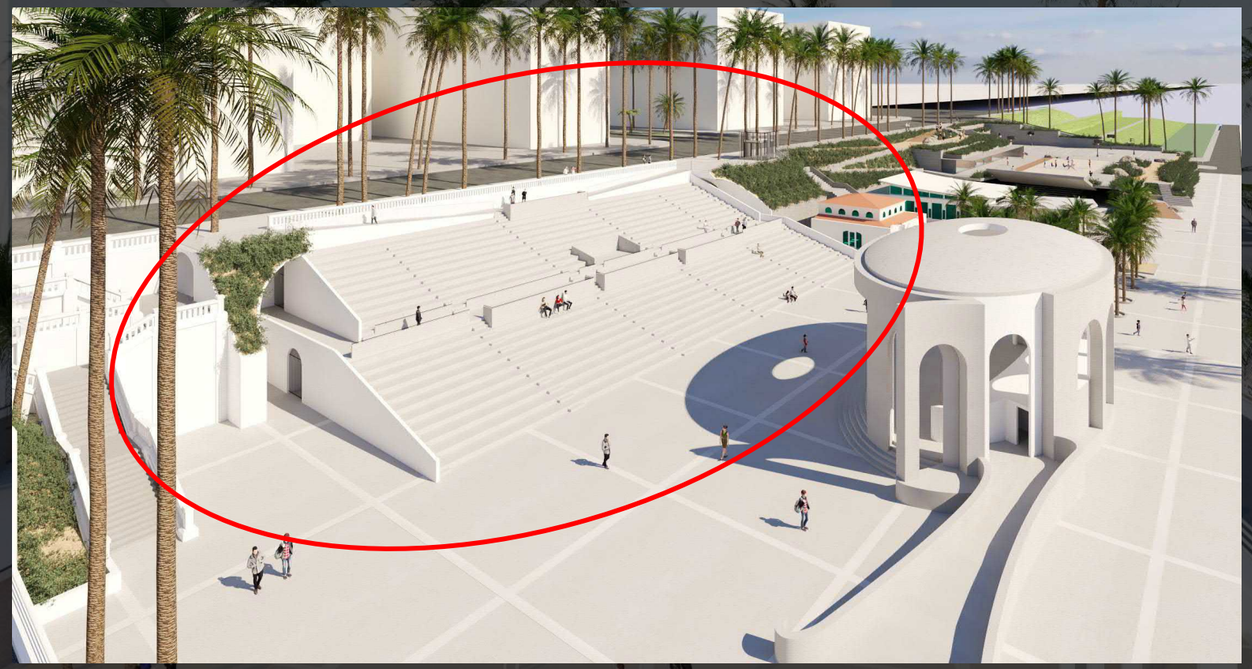
OPTION B

TWO SEATING CONFIGRUATION OPTIONS TO BE CONSIDERED



OPTION A

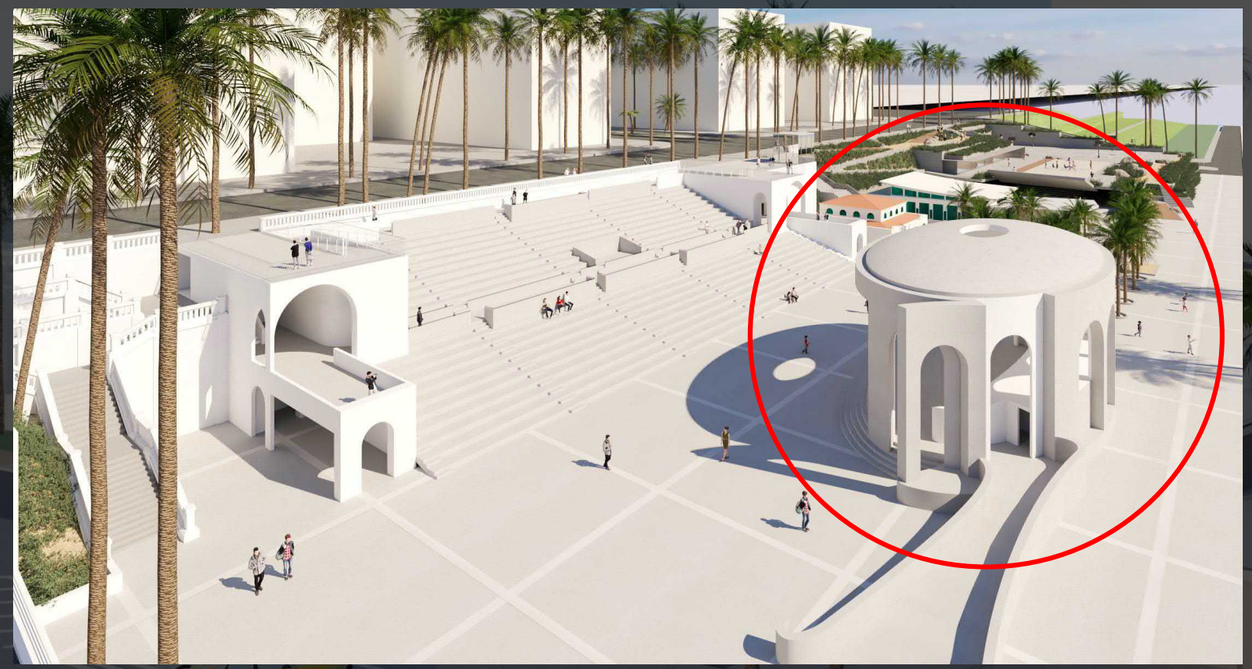
- Requires vote for approving exception to Prop. A to allow disabled site elevator
- Provides more area at N. Pacific Street entrance and exit to accommodate large crowds entering and exiting events



OPTION B

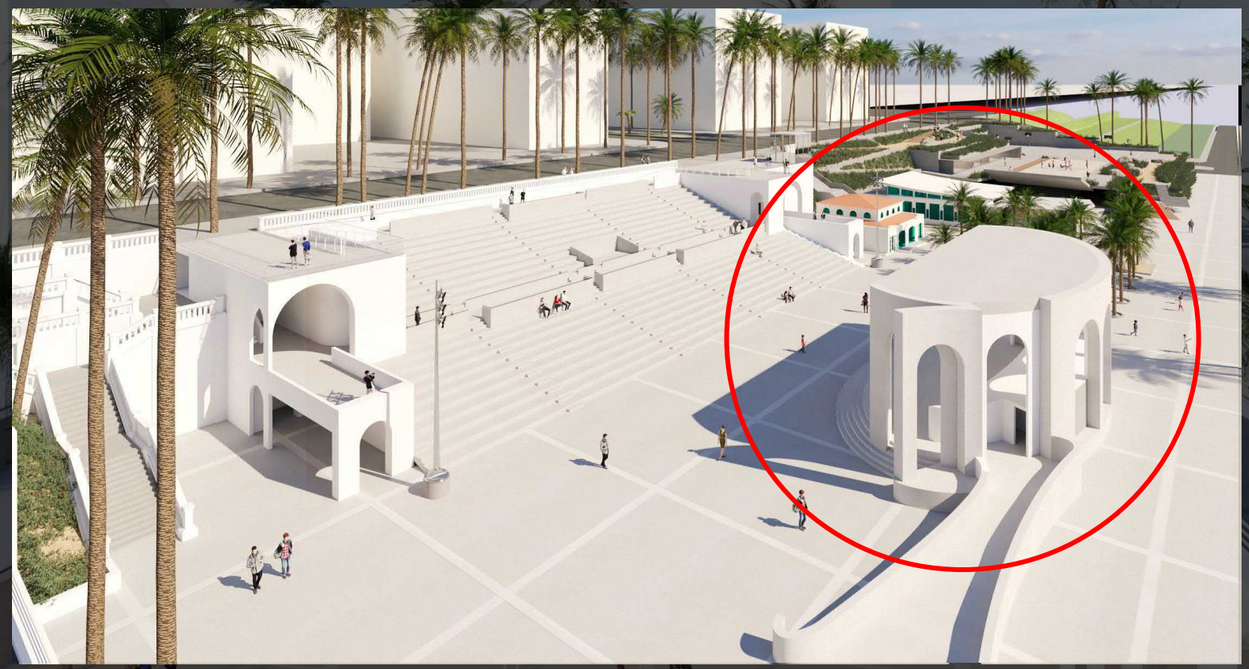
- Requires vote for approving exception to Prop. A to allow disabled site elevator
- Provides less area at N. Pacific Street entrance and exit to accommodate large crowds entering and exiting events
- Maintains similar profile at bluff edge

2 OPTIONS FOR AMPHITHEATER CONFIGURATION



RECOMMENDED STAGE VOLUME

- Requires vote for approving exception to Prop. A to allow 6’ encroachment for recommended bandshell stage volume
- Recommended stage volume to support lighting and sound equipment for wide range of events

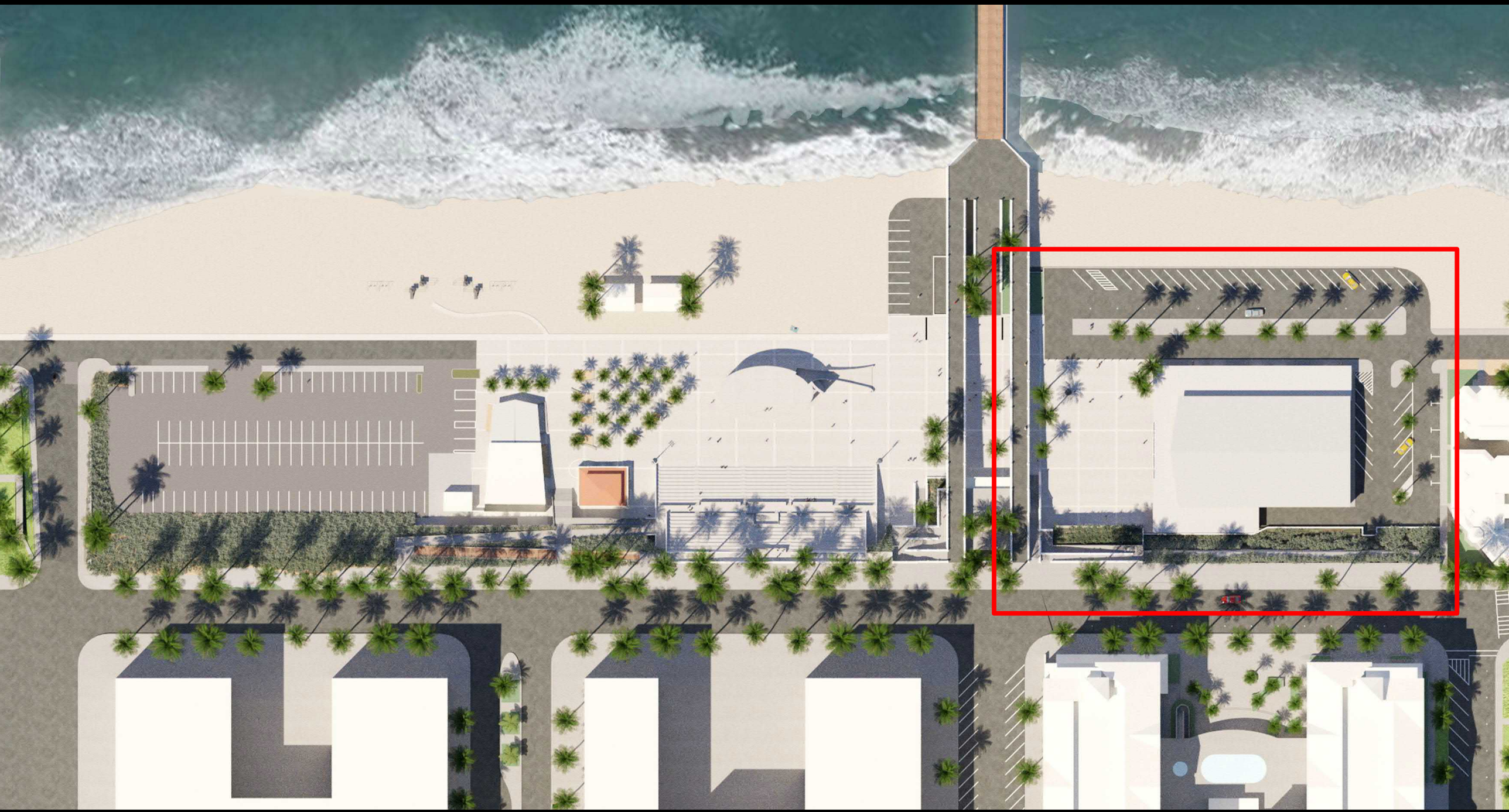


CAPPED AT PACIFIC STREET

- Bandshell does not exceed Prop. A height restrictions
- Reduced stage volume will require additional site lighting to light front of stage

2 OPTIONS FOR BANDSHELL HEIGHT

Junior Seau Beachfront Community Center



OPTION A

OPTION B

OPTION C

OPTION A

OPTION B

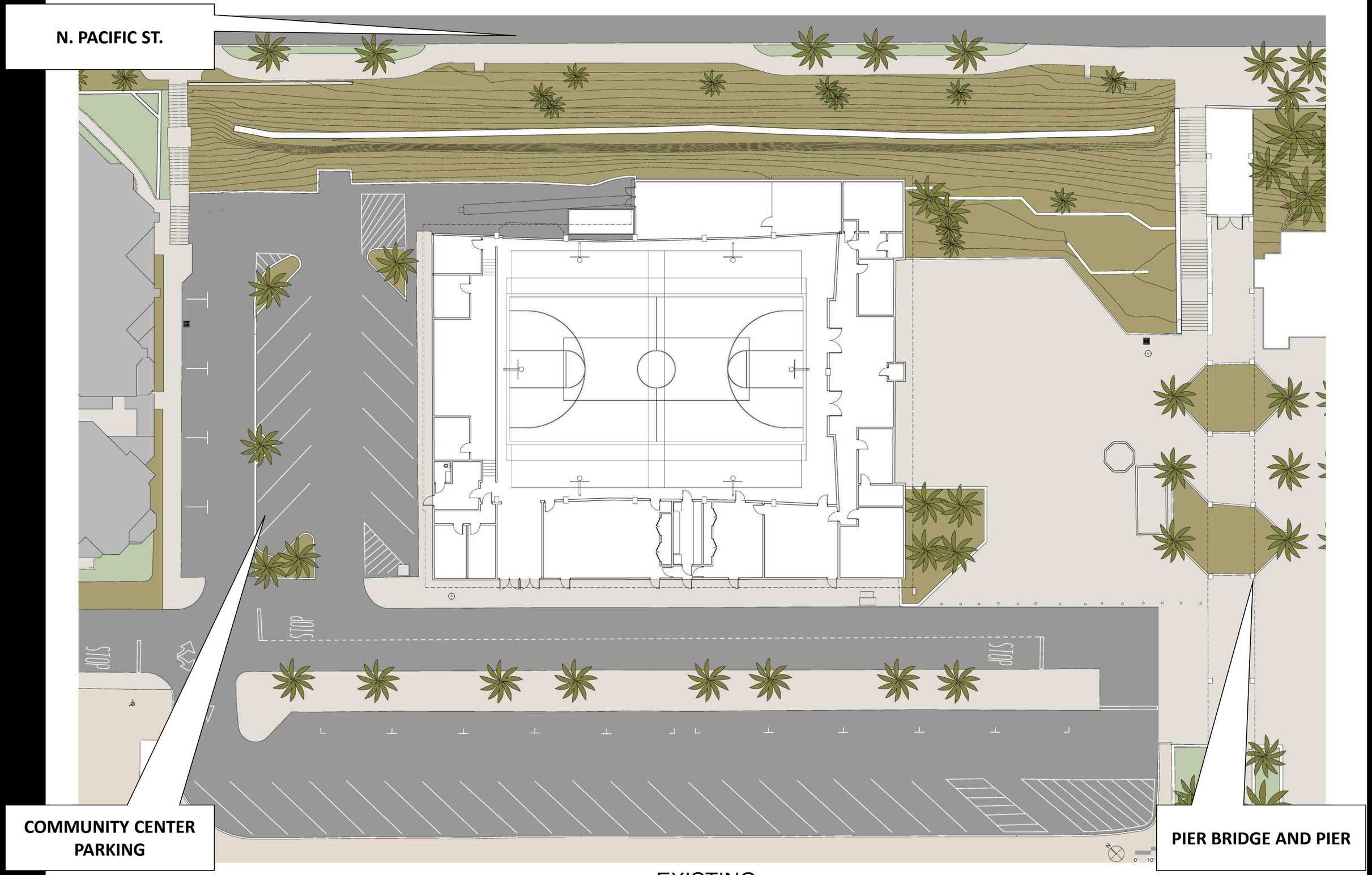
OPTION C

OPTION A

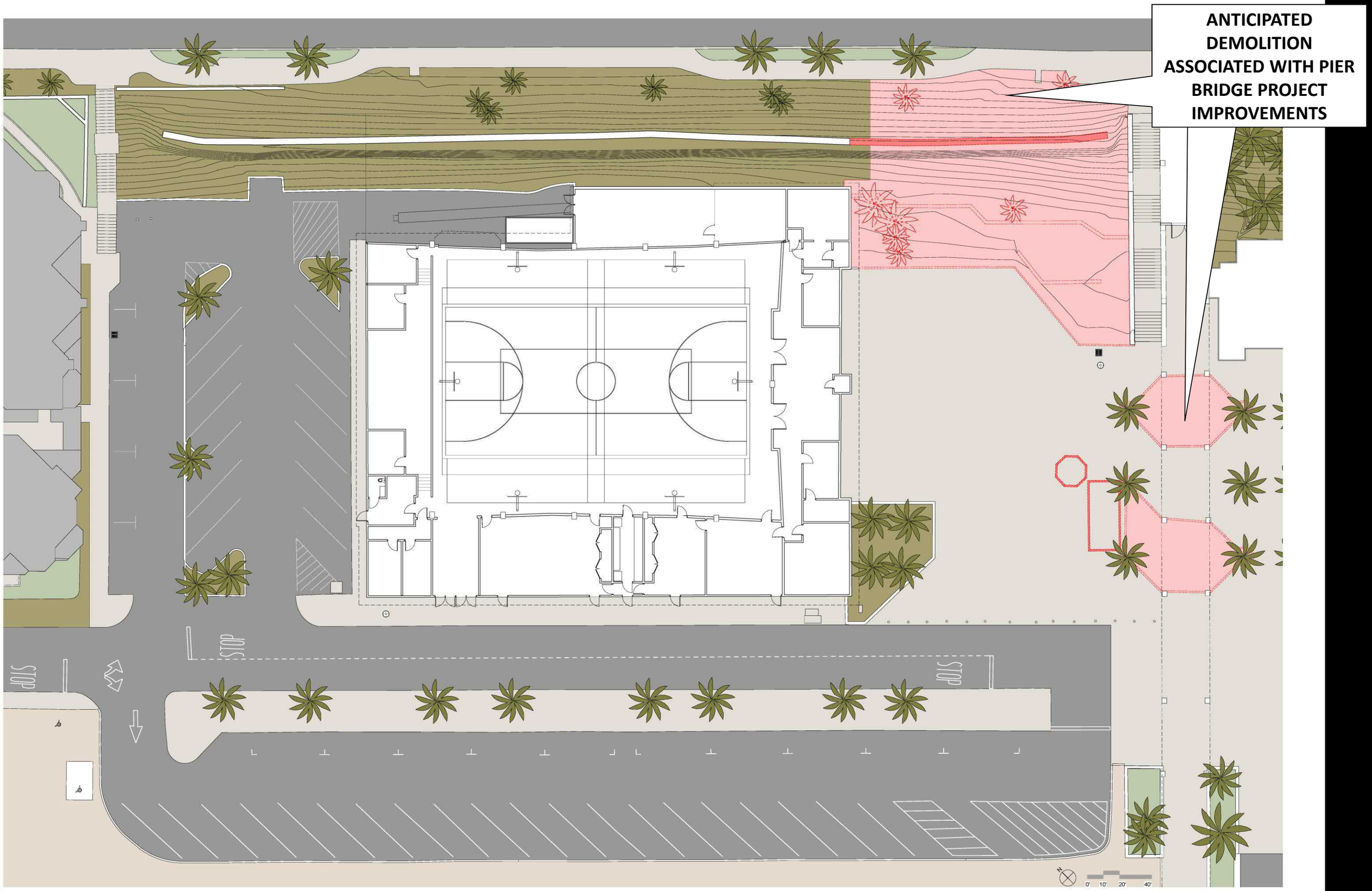
OPTION B

OPTION C

OCEANSIDE COMMUNITY CENTER BUILDING


N. PACIFIC ST.
COMMUNITY CENTER PARKING
PIER BRIDGE AND PIER
STOP
STOP
STOP

EXISTING

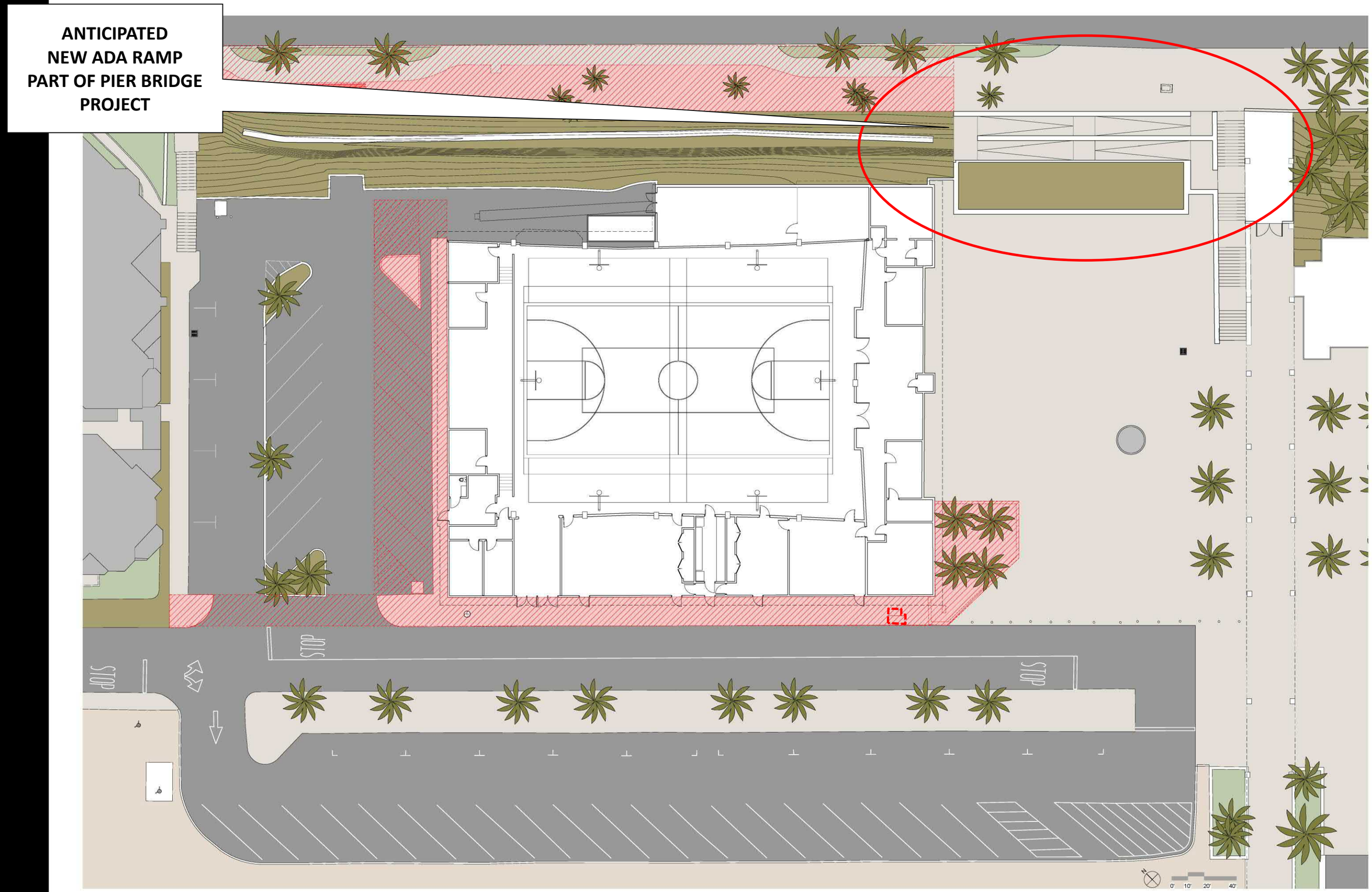


PROPOSED OPTION A

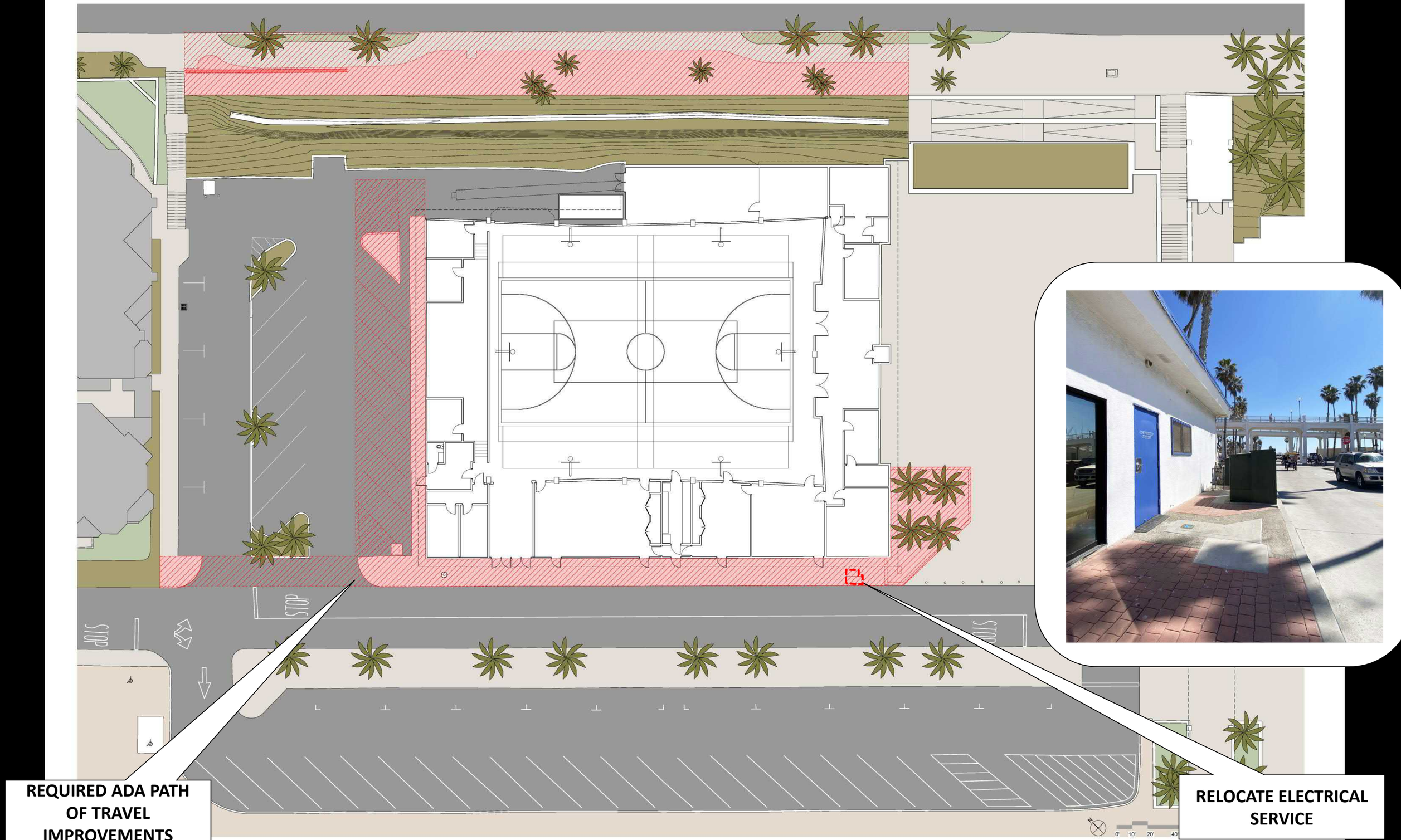
PIER BRIDGE PROJECT DEMO PLAN - STRAND LEVEL

1" = 10'-0"

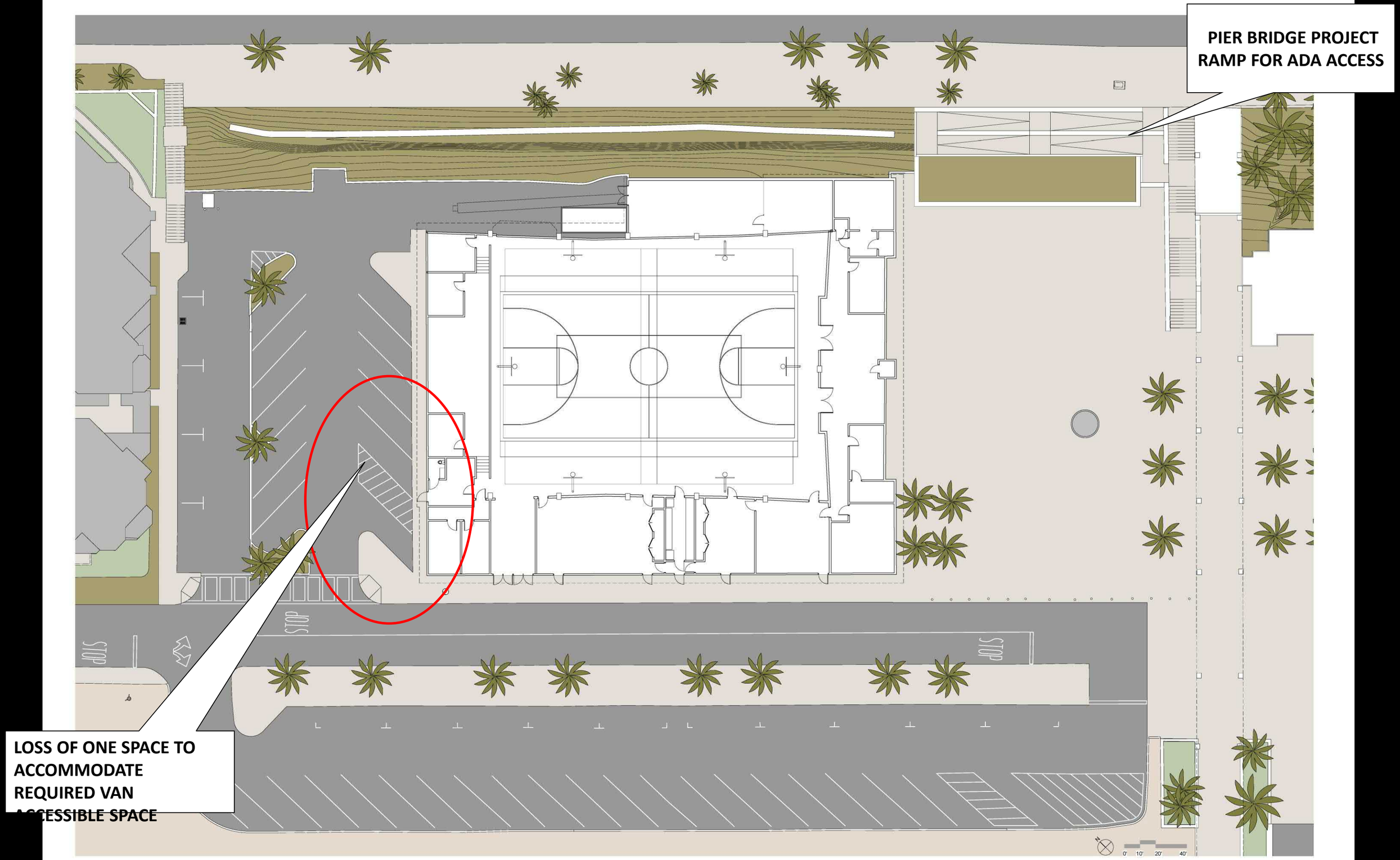
JOHNSON FAVARO



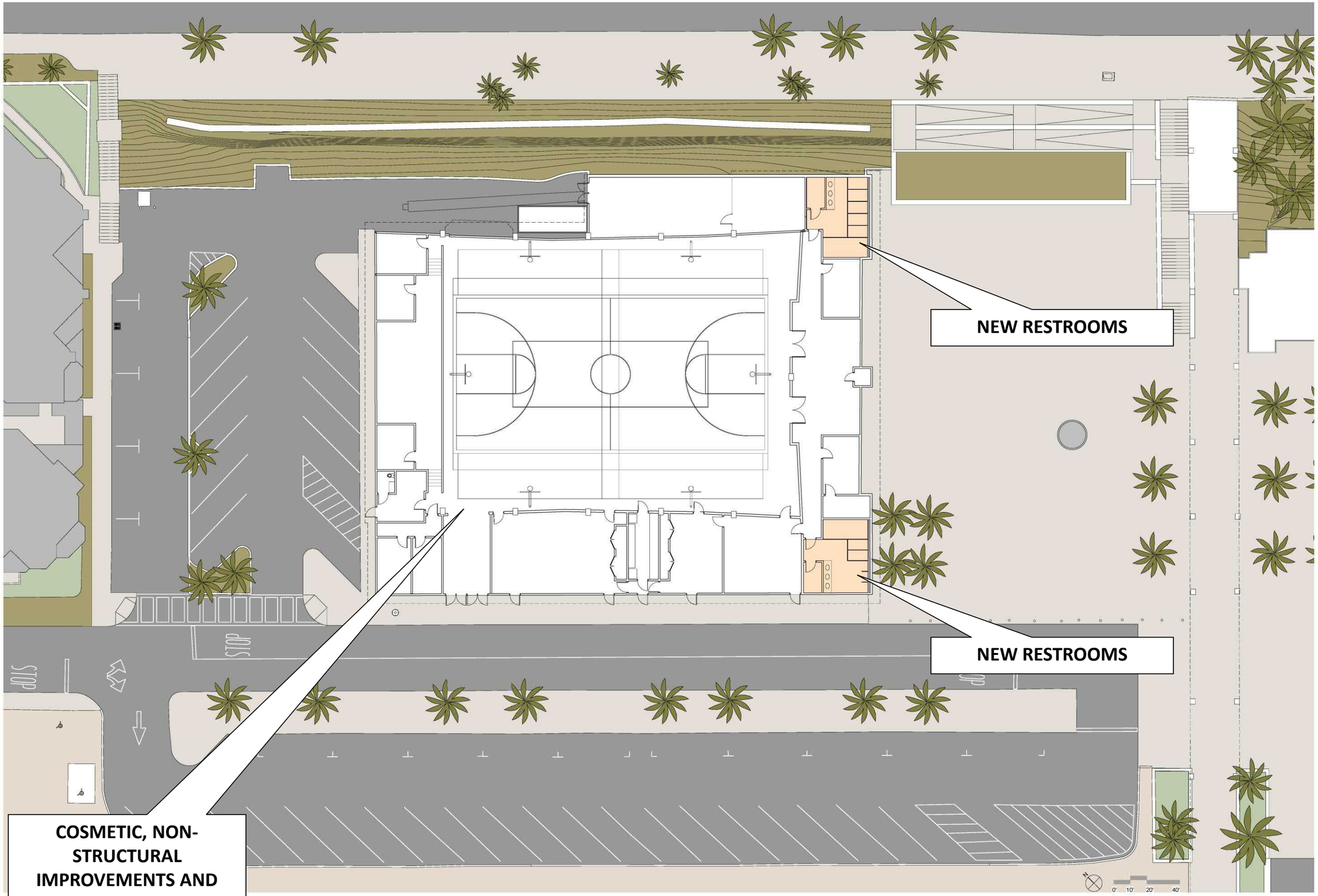
PROPOSED OPTION A



PROPOSED OPTION A



PROPOSED OPTION A


NEW RESTROOMS
NEW RESTROOMS
STOP
STOP
COSMETIC, NON-STRUCTURAL IMPROVEMENTS AND REPAIR OF SYSTEMS; NO ADDITIONAL FLOOR AREA
0' 10' 20' 40'

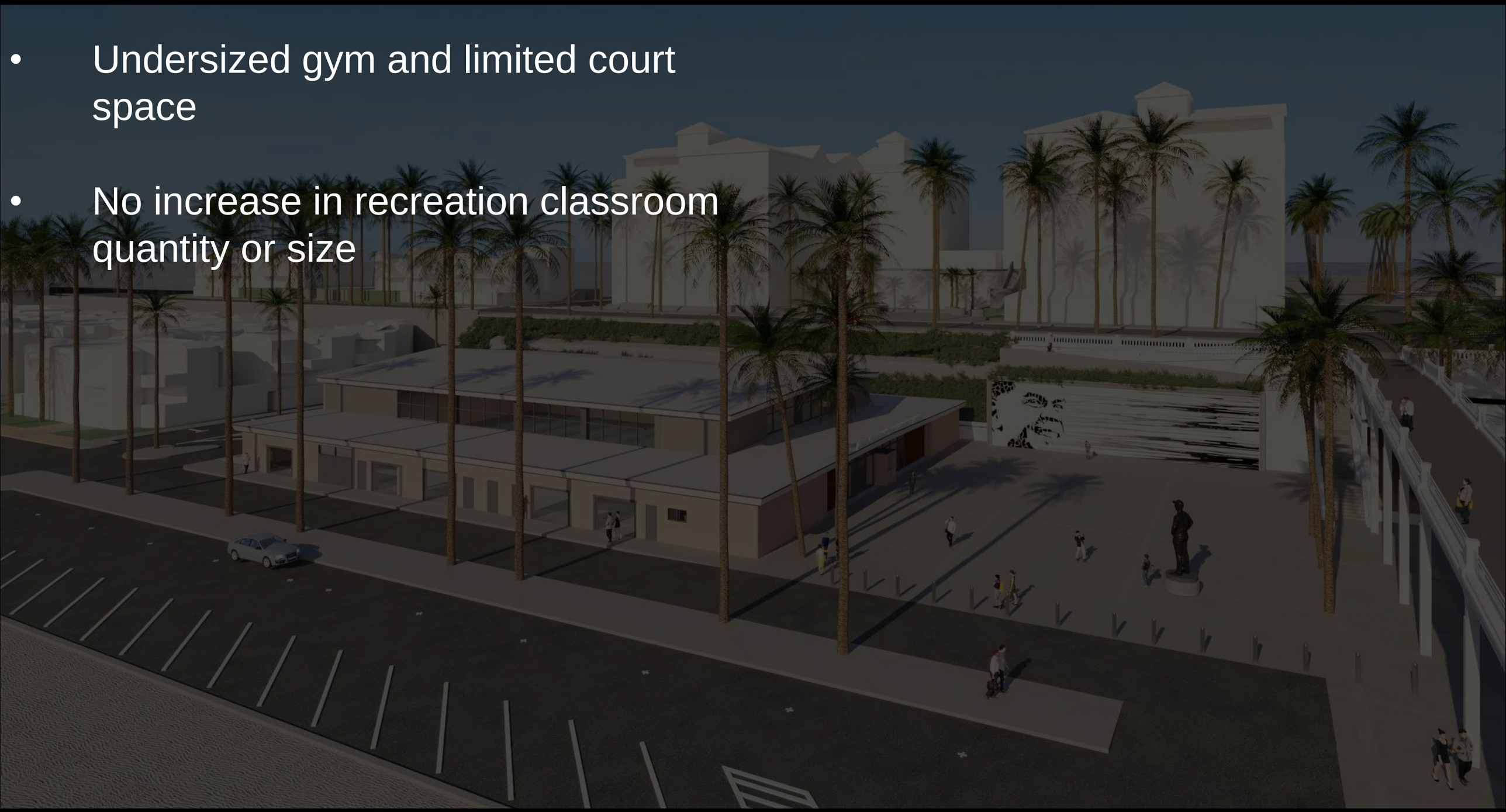
OPTION A

OPTION A

OPTION A

- Keep the building as-is with a “re-fresh” as many in the community requested.
- Keep improvements to minor cosmetic improvements, ADA path of travel improvements and avoid structural upgrades of any kind.
- California Coastal Commission and Valuation – less stringent requirements or review not required for maintenance/repairs and minor/no addition, cosmetic renovations

- Undersized gym and limited court space
- No increase in recreation classroom quantity or size



- Undersized gym and limited court space
- No increase in recreation classroom quantity or size
- Building remains at sea level. Future storm damage and eventual sea level rise not addressed.
- Obstacle: California Coastal Commission approval

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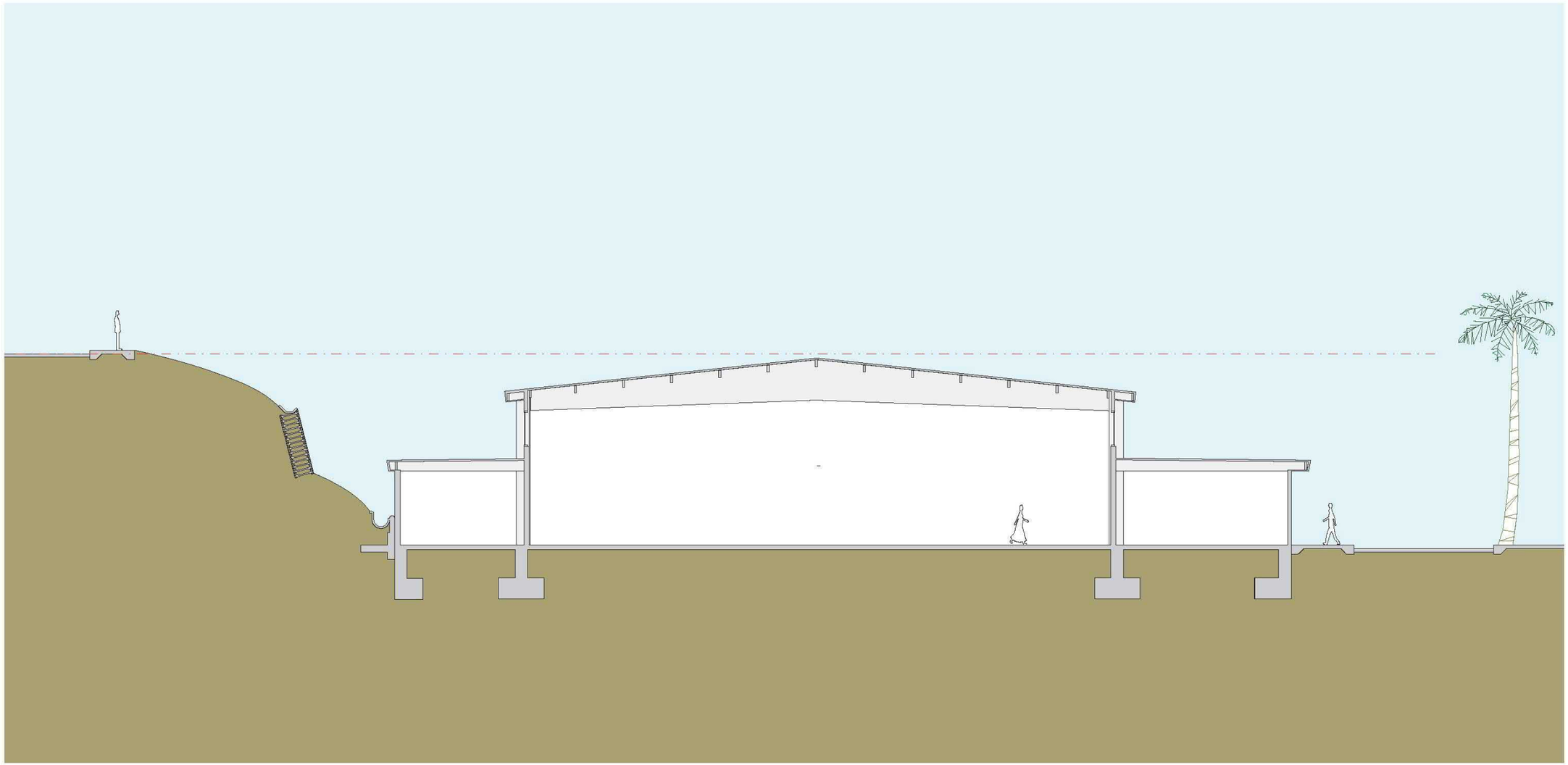

EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL

ENLARGED SECTION THROUGH PACIFIC ST AND COMMUNITY CENTER

3/16" = 1'-0"

JOHNSON FAVARO

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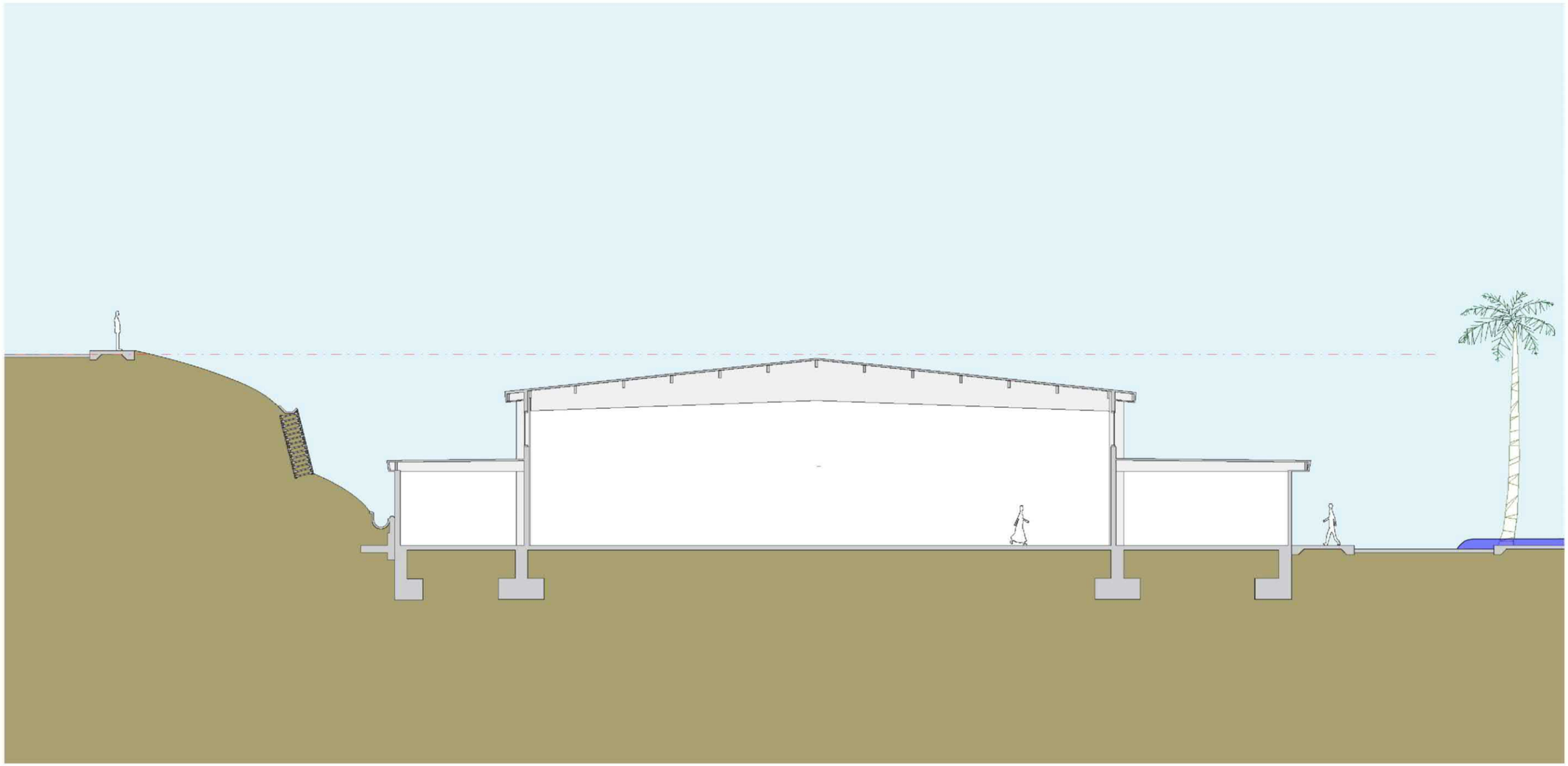

EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL

ENLARGED SECTION THROUGH PACIFIC ST AND COMMUNITY CENTER

JOHNSON FAVARO

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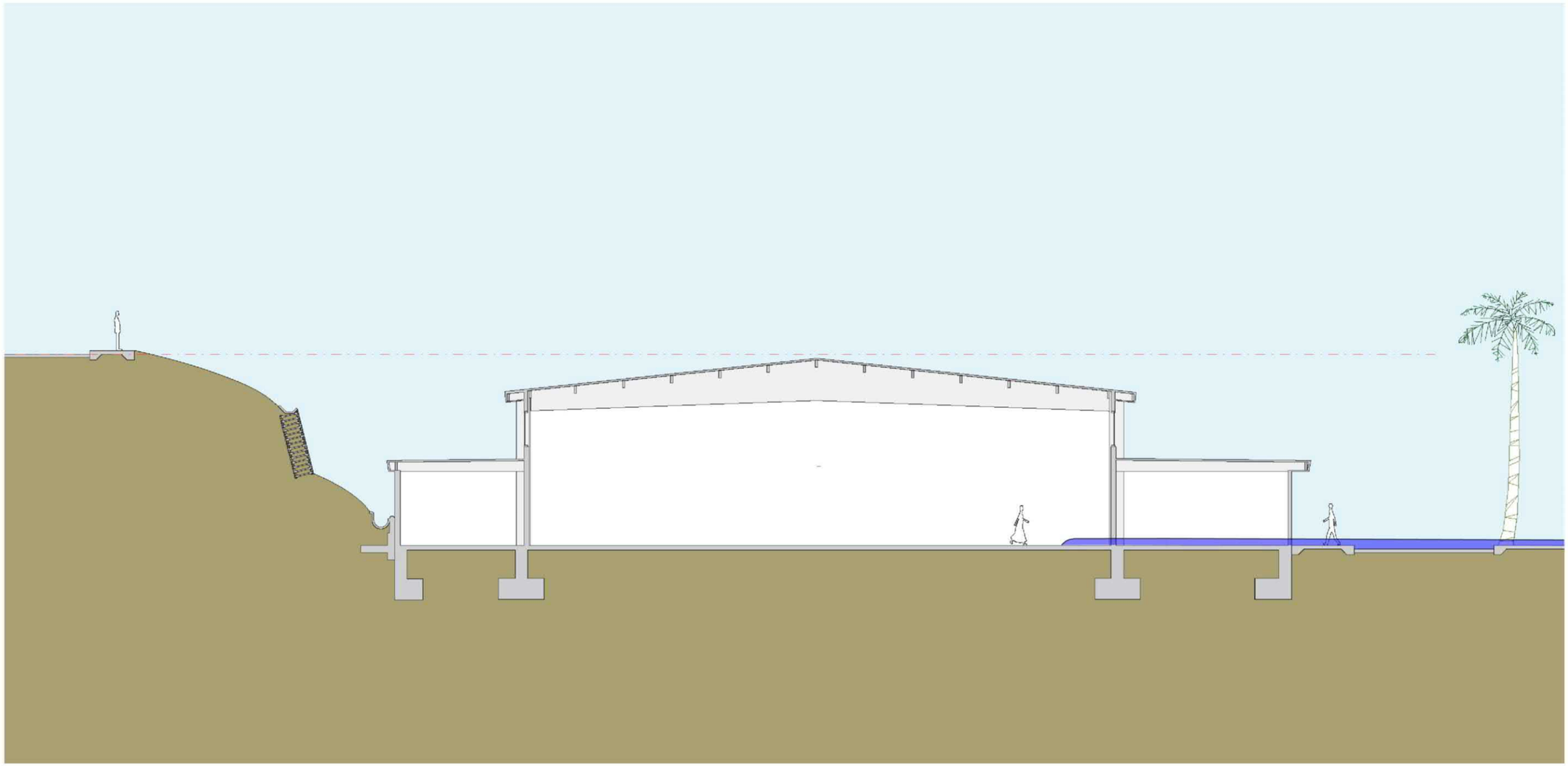

EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL

ENLARGED SECTION THROUGH PACIFIC ST AND COMMUNITY CENTER

JOHNSON FAVARO

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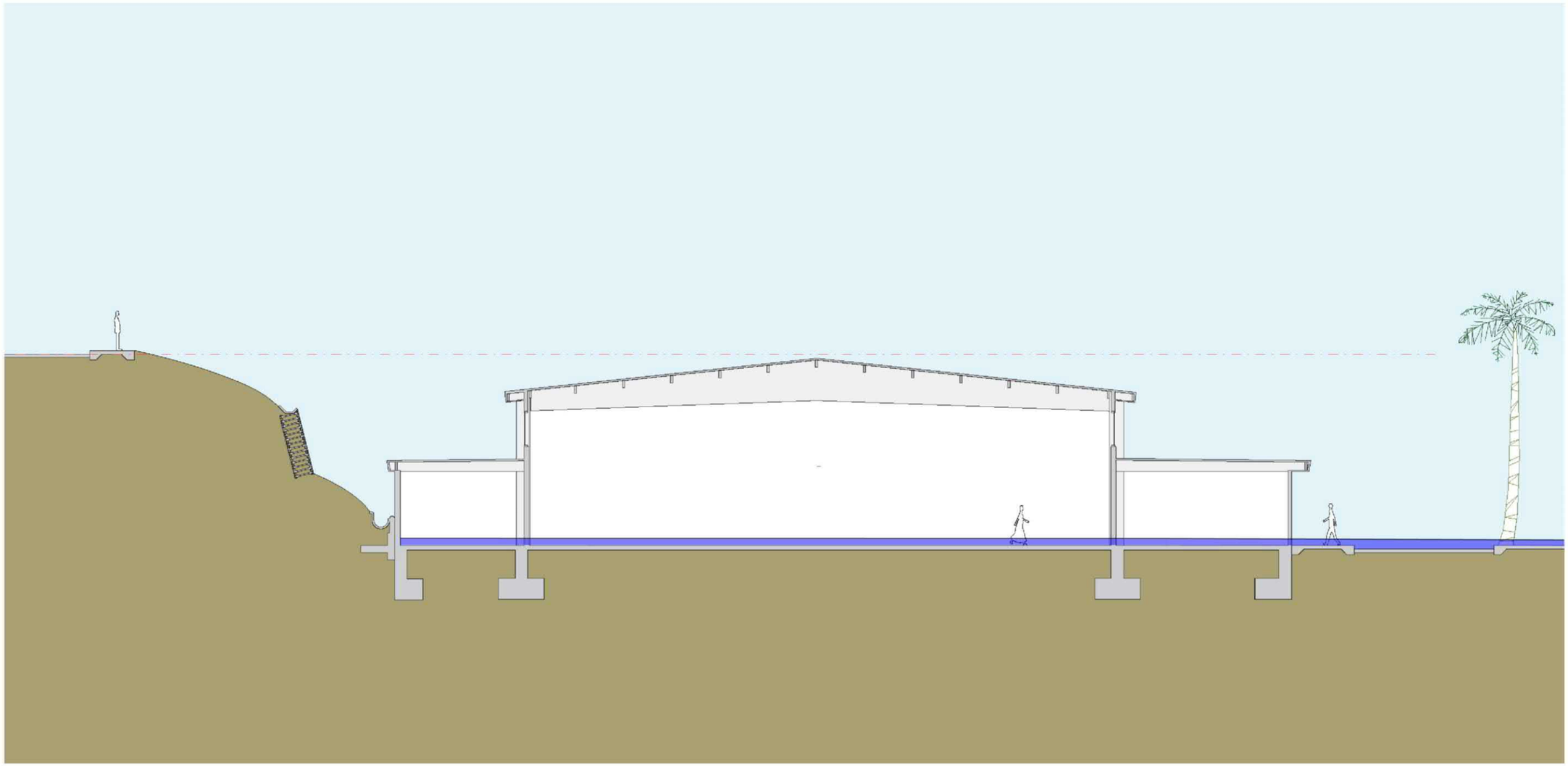

EXISTING STRUCTURE AT APPROXIMATELY SEA LEVEL

ENLARGED SECTION THROUGH PACIFIC ST AND COMMUNITY CENTER

JOHNSON FAVARO

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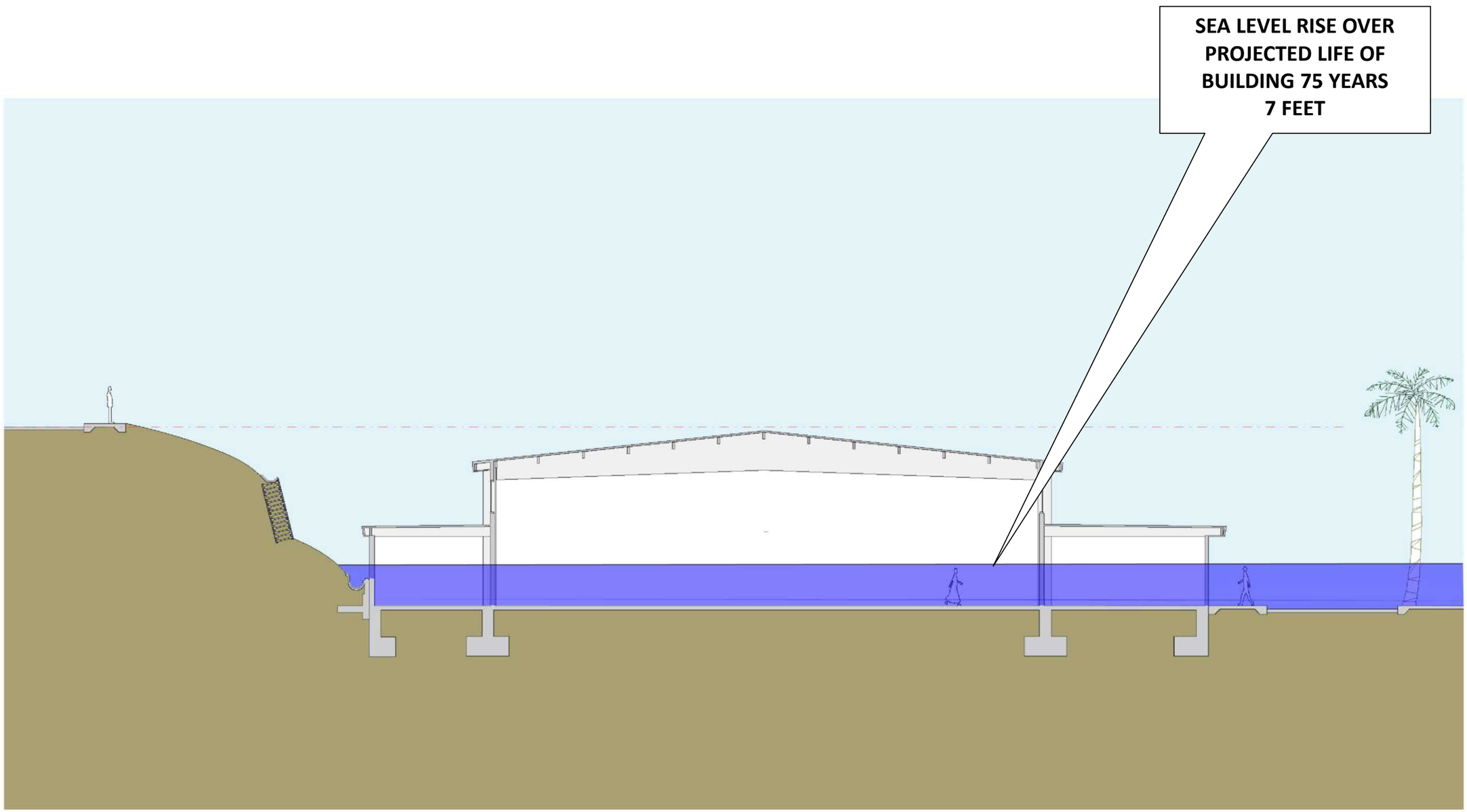


CITY MUST ASSESS RISK OF LONG TERM PROJECTED SEA LEVEL RISE

ENLARGED SECTION THROUGH PACIFIC ST AND COMMUNITY CENTER

JOHNSON FAVARO

PATH FORWARD: NON-STRUCTURAL, COSMETIC IMPROVEMENTS TO EXTEND LIFE OF BUILDING

PATH FORWARD: NON-STRUCTURAL, COSMETIC IMPROVEMENTS TO EXTEND LIFE OF BUILDING

Betty’s Lot

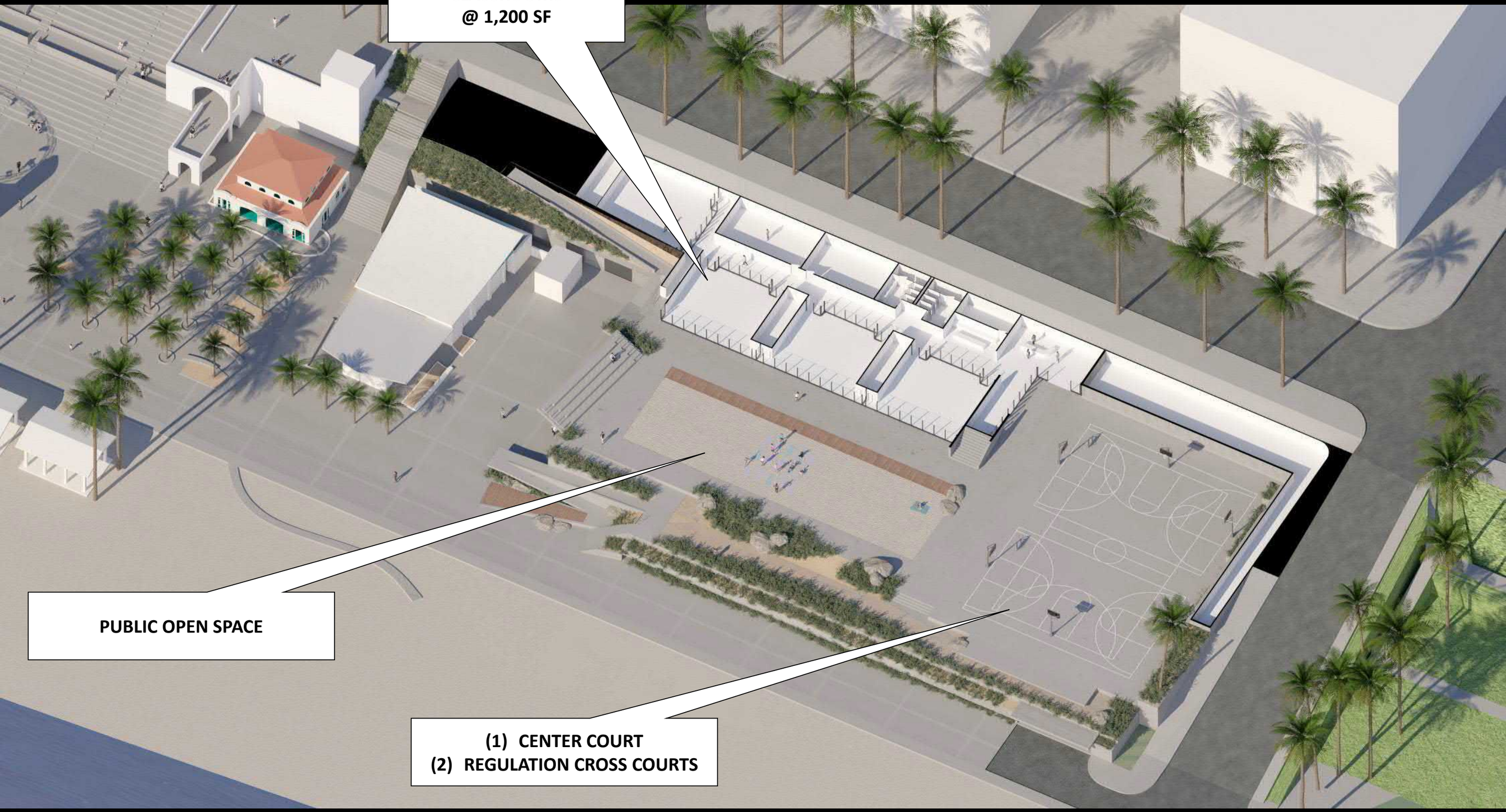
BETTY’S LOT

111 PARKING SPACES AT COMPLETION OF BEACH OPERATIONS CENTER
N. PACIFIC STREET
THE STRAND
SEAGAZE DRIVE

BETTY'S LOT

STRAND LEVEL

STRAND LEVEL

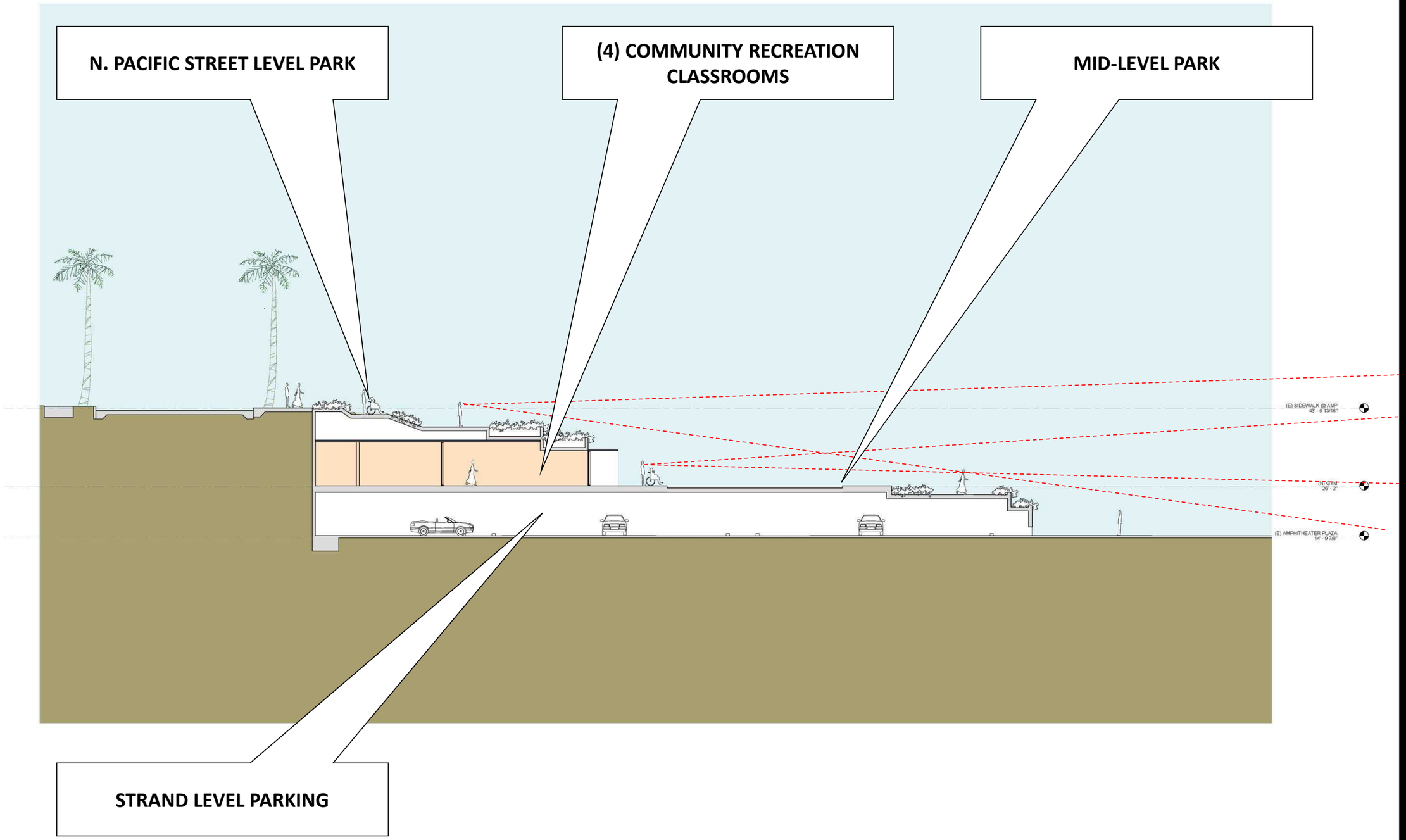


MID – LEVEL: A NEW PARK, BASKETBALL COURTS AND COMMUNITY RECREATION CLASSROOMS

STREET LEVEL PARK

A PUBLIC PARK

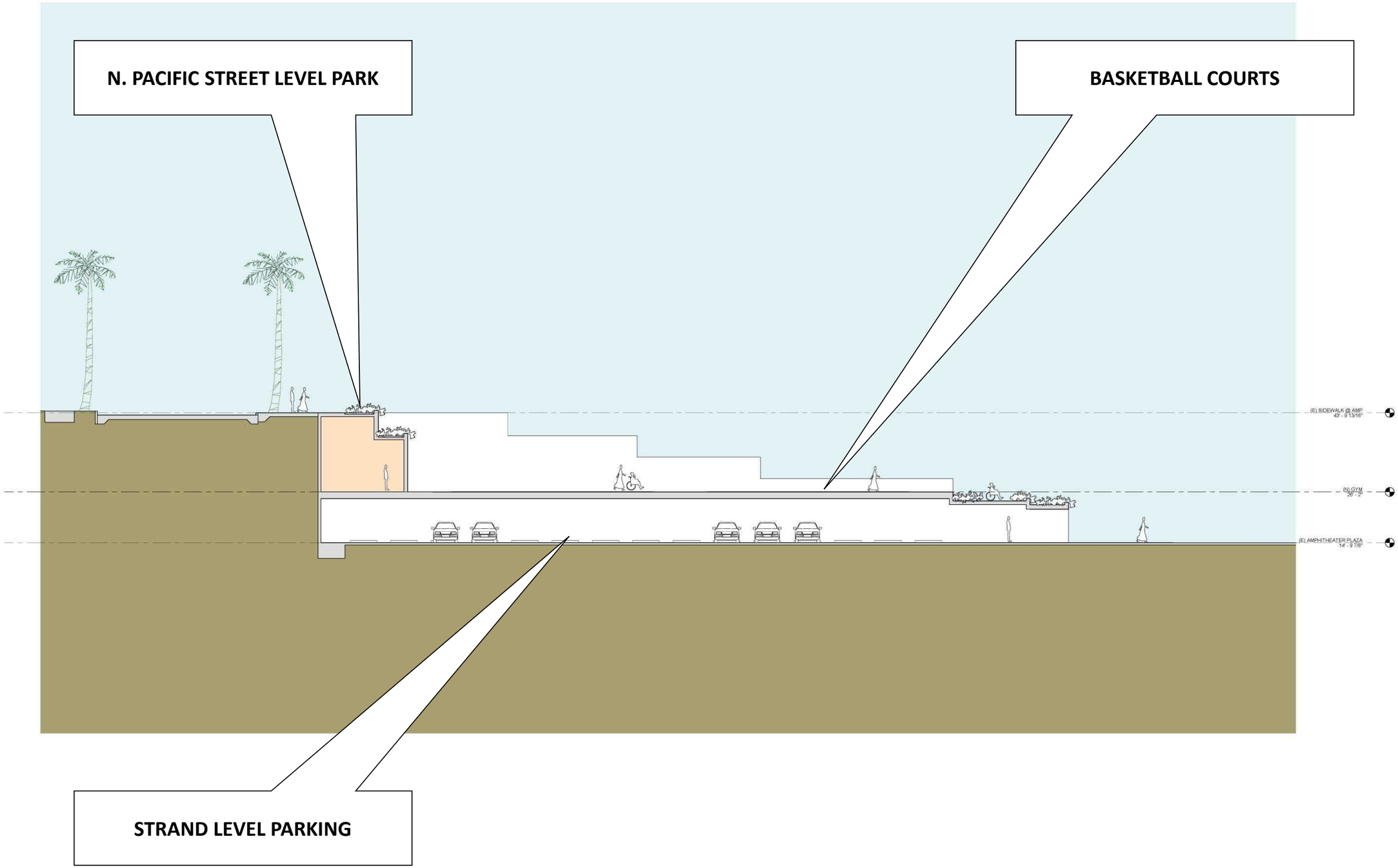
A PUBLIC PARK



A PUBLIC PARK OVER PARKING

NEW REC CENTER SECTION 1
1/8" = 1'-0"

JOHNSON FAVARO



A PUBLIC PARK OVER PARKING

NEW REC CENTER SECTION 2
1/8" = 1'-0"

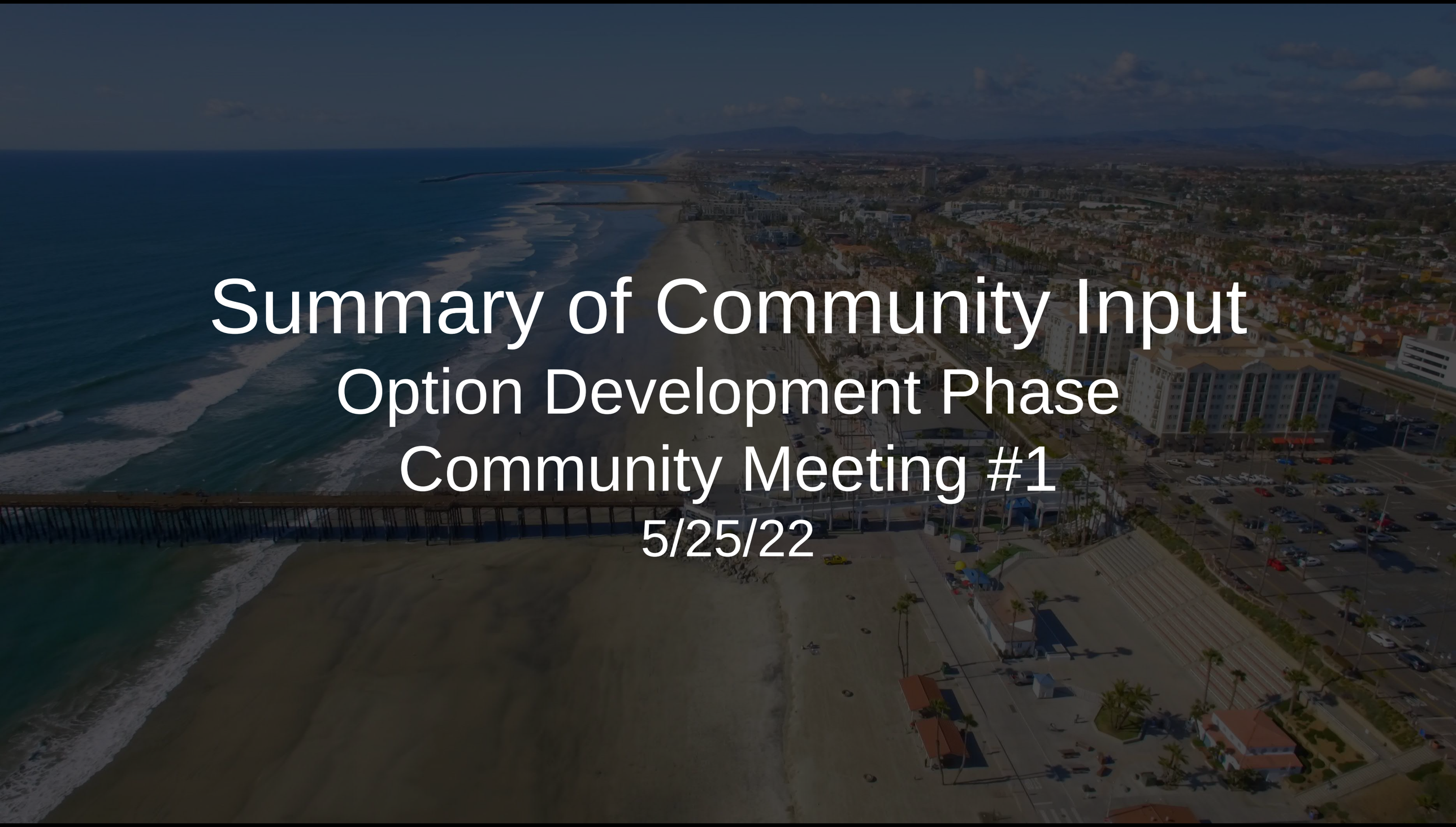
JOHNSON FAVARO

A PUBLIC PARK

A PUBLIC PARK

COMMUNITY RECREATION AT THE BEACHFRONT

Animations



Summary of Community Input

Option Development Phase

Community Meeting #1

5/25/22

Junior Seau Beachfront Community Center

- Widespread agreement on renovation scope and approach; all like restoring the building's historic appearance, the proposed plaza and areas for public art, and honoring Junior Seau

- Understand implications of projected sea level rise and California Coastal Commission challenges associated with the more ambitious renovation options considered.

Junior Seau Pier Amphitheater and Bandshell

Seating Area

- Option A vs. B: Many liked Option A with the broader terraces, many liked the "green" areas in Option B. Generally, not a strong opinion between Option A and B.

- Proposition A: Many, if not most, expressed a *preference to avoid a vote* to approve an exception for either the site elevator or the taller bandshell.

- Elevator or ramp: Some conflicted with regard to the elevator –
- "I don't wish a ramp on anybody" "good exercise" to use a ramp

- Suggestion: look for a way to ramp down to a lower elevator entrance to avoid Prop. A vote; more "green" space to break up concrete areas

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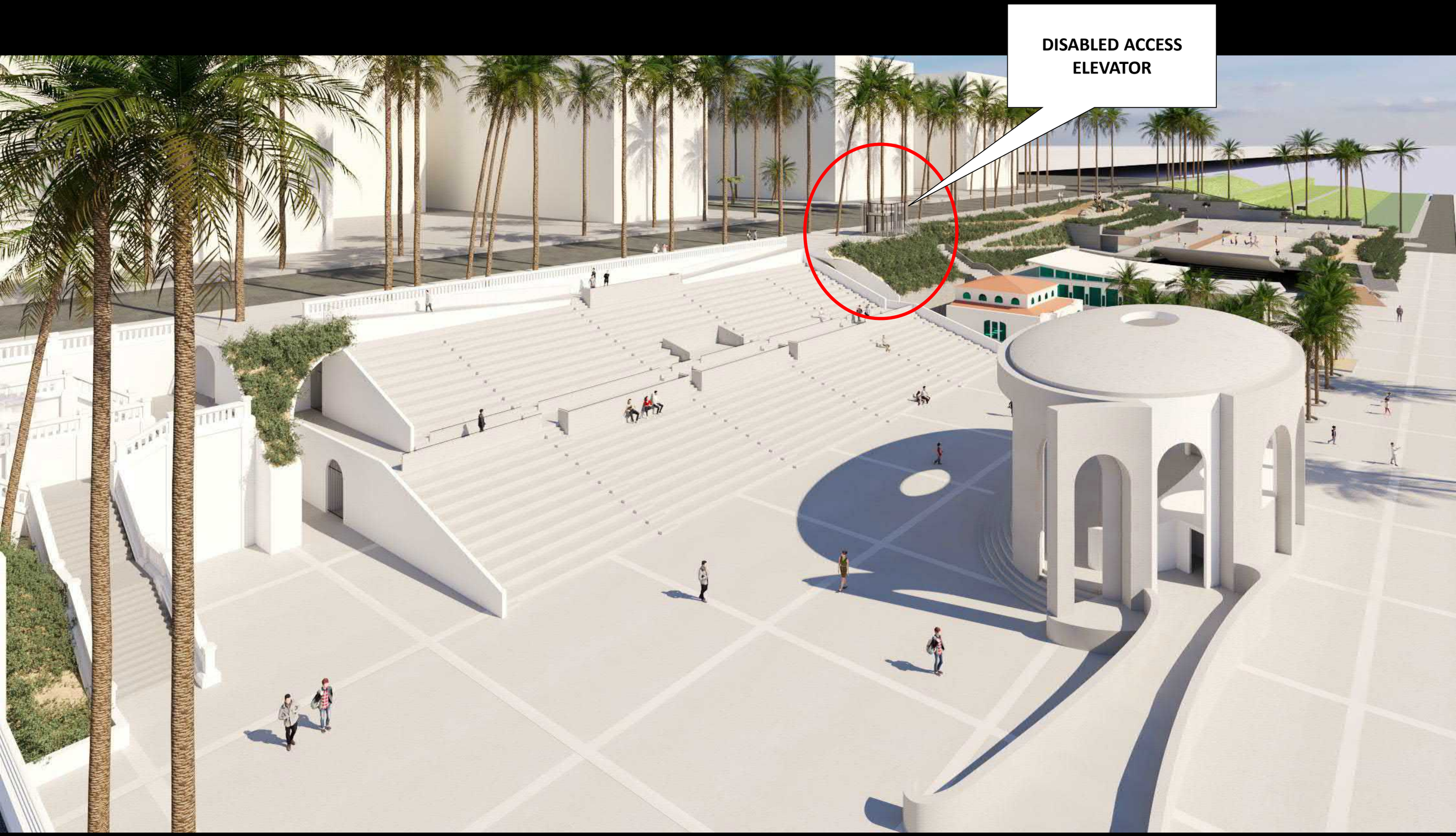
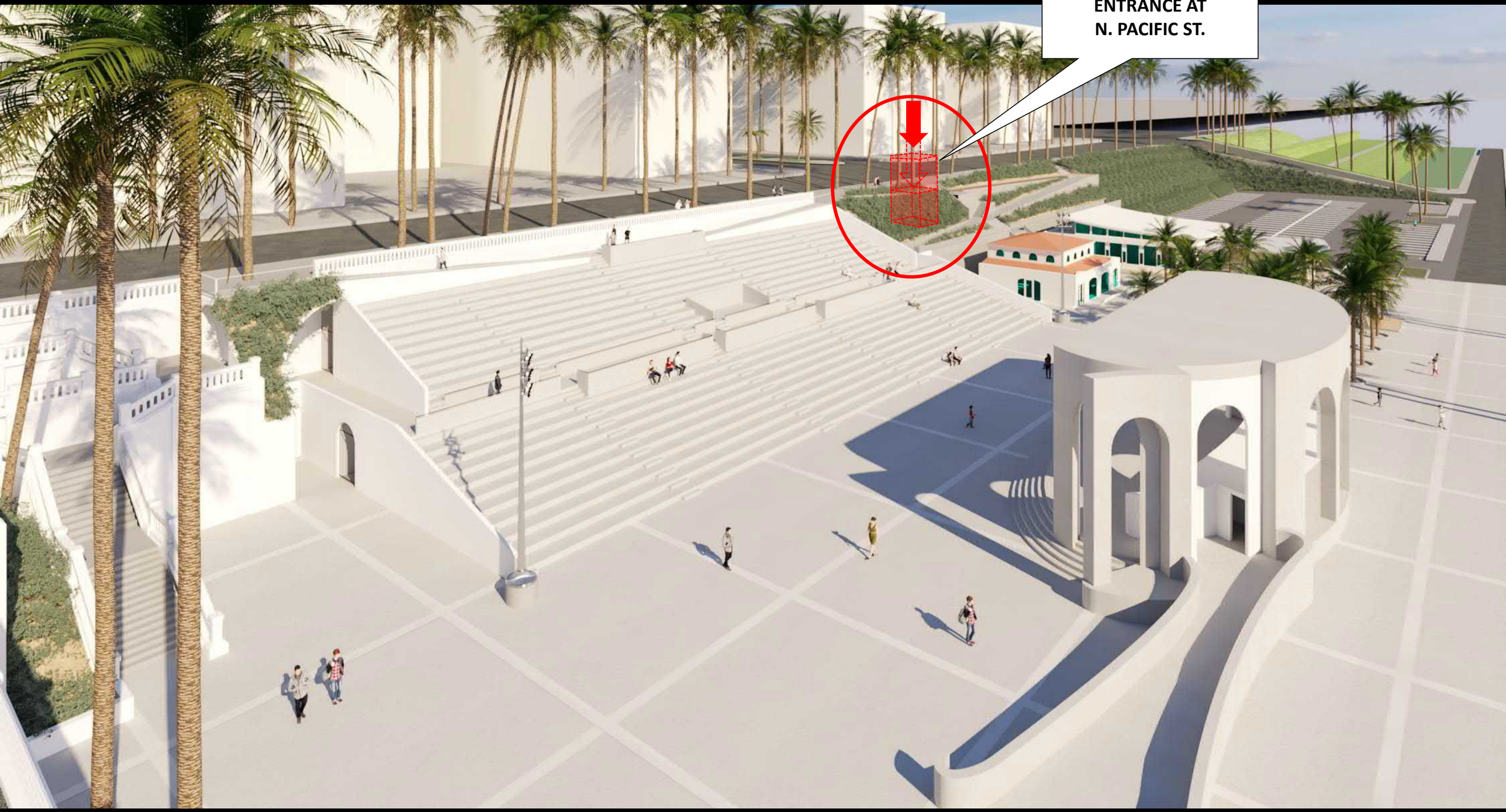
AMPHITHEATER – OPTION B AS PREVIOUSLY PRESENTED

AMPHITHEATER – ALTERNATE OPTION **REQUIRING NO EXCEPTION TO PROPOSITION A**

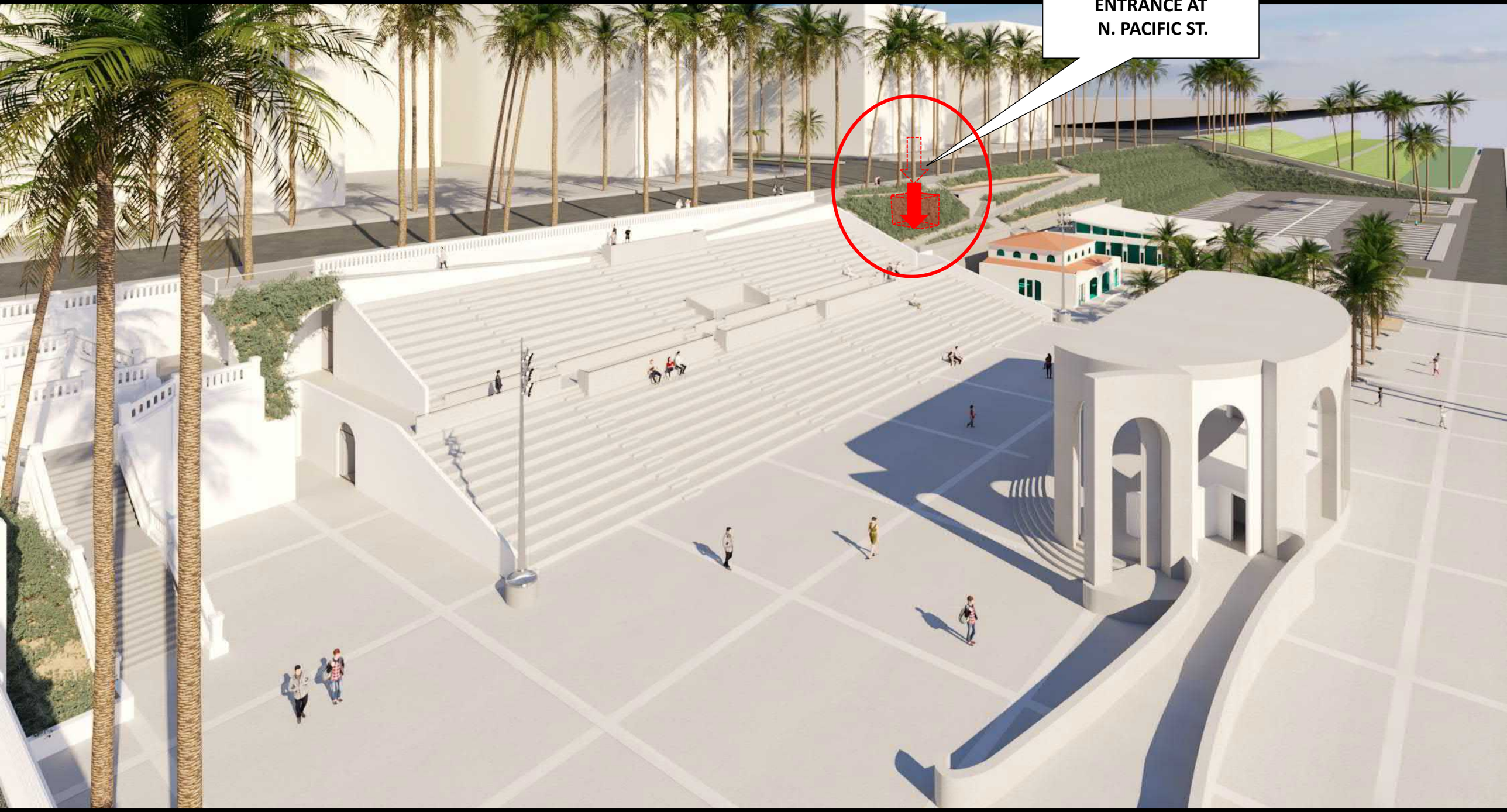
AMPHITHEATER – ALTERNATE OPTION **REQUIRING NO EXCEPTION TO PROPOSITION A**



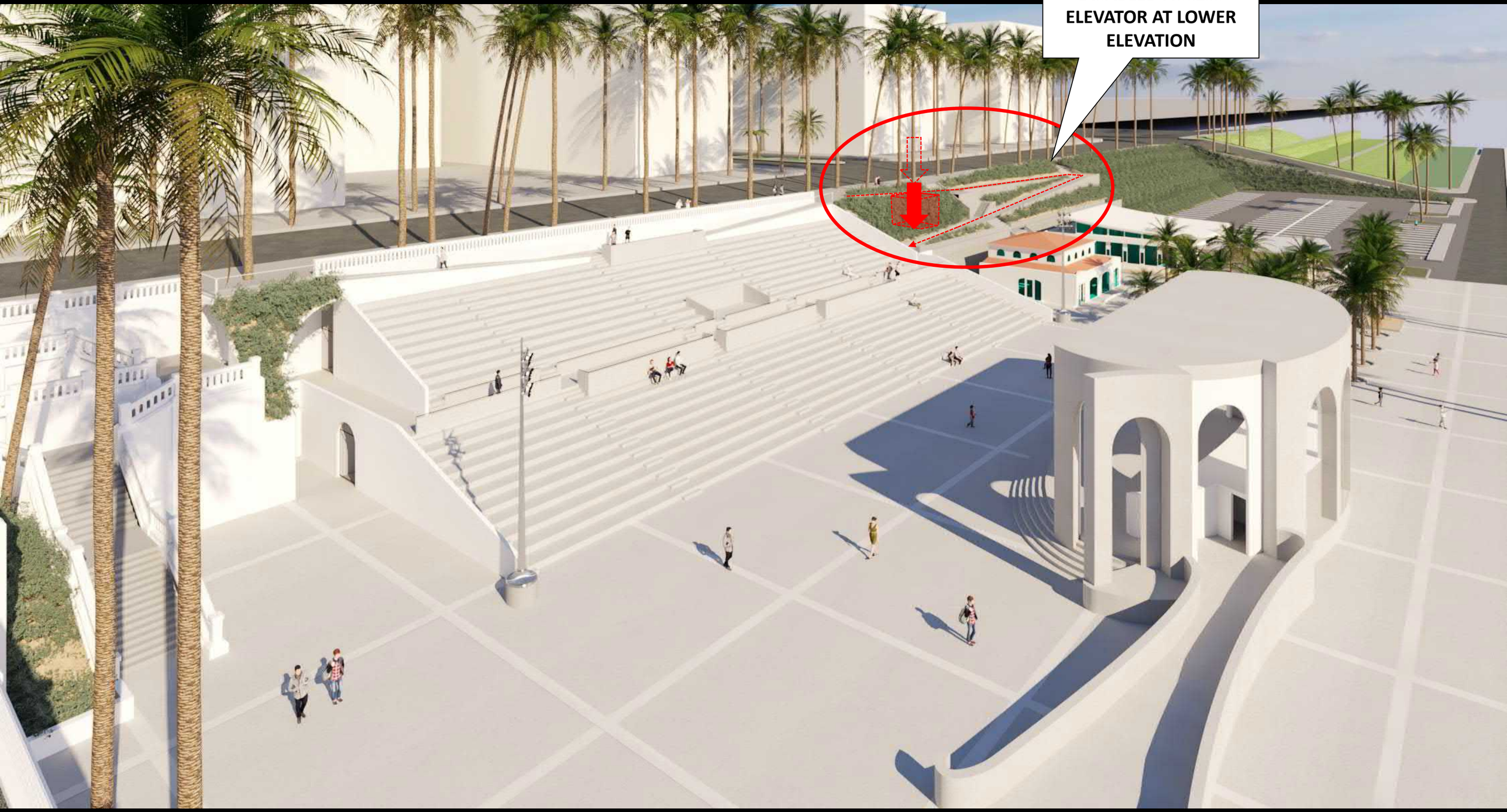
OPTION B – AS PREVIOUSLY PRESENTED



AMPHITHEATER – ALTERNATE OPTION **REQUIRING NO EXCEPTION TO PROPOSITION A**

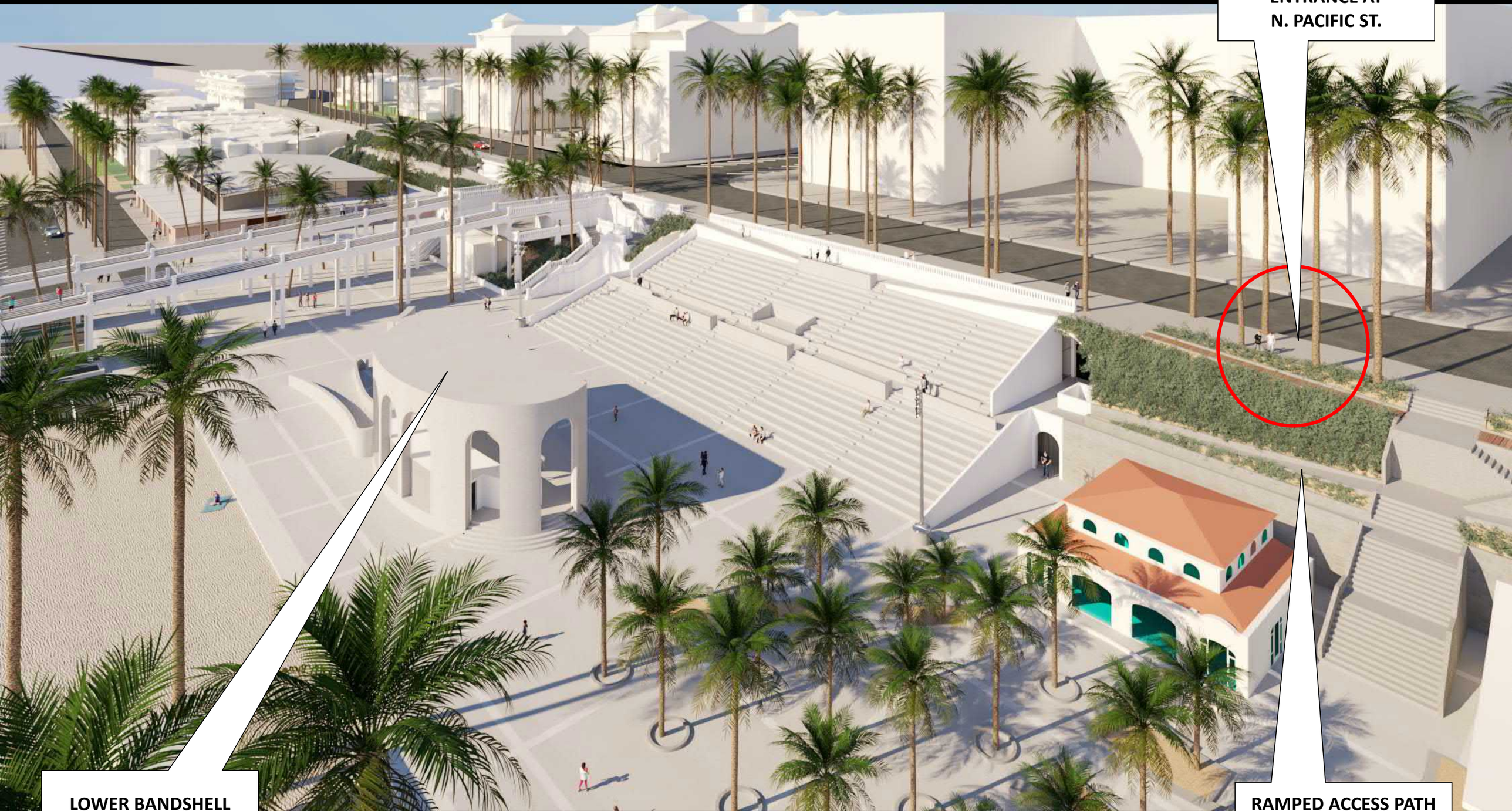


AMPHITHEATER – ALTERNATE OPTION **REQUIRING NO EXCEPTION TO PROPOSITION A**



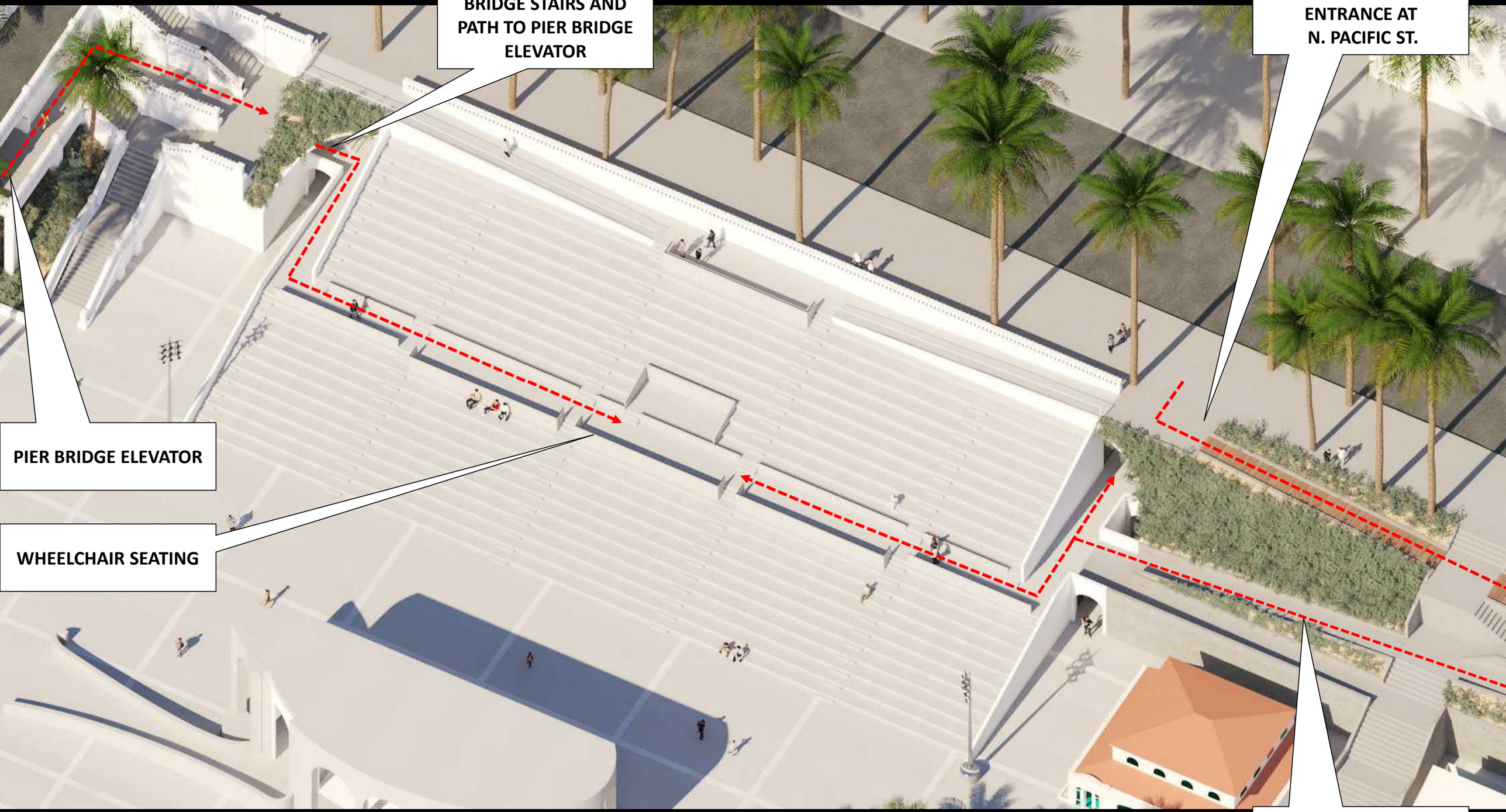
AMPHITHEATER – ALTERNATE OPTION **REQUIRING NO EXCEPTION TO PROPOSITION A**

OPTION B AS PREVIOUSLY PRESENTED

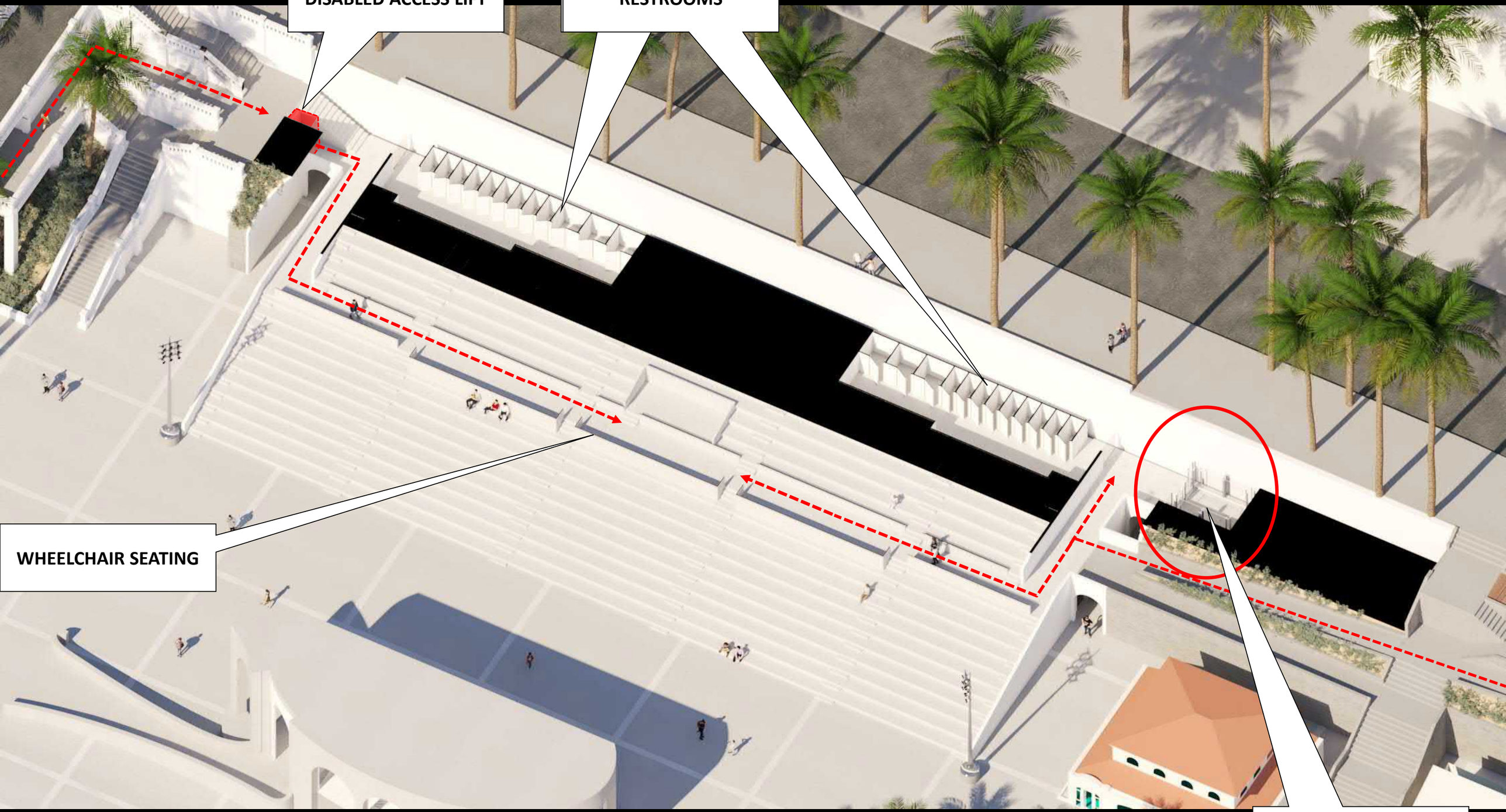


NO EXCEPTION TO PROPOSITION A REQUIRED

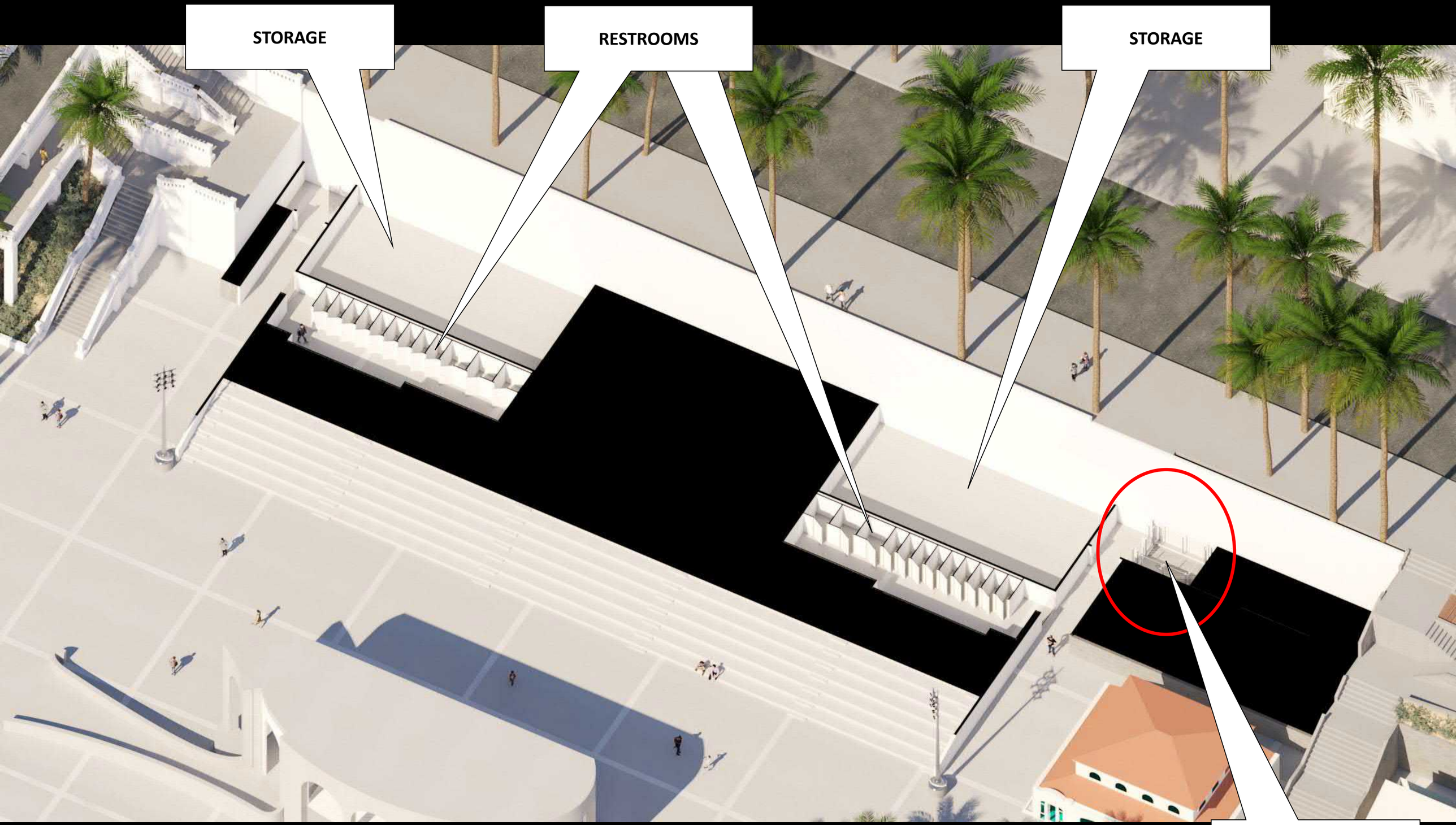
OPTION B - STREET LEVEL



NO EXCEPTION TO PROPOSITION A REQUIRED

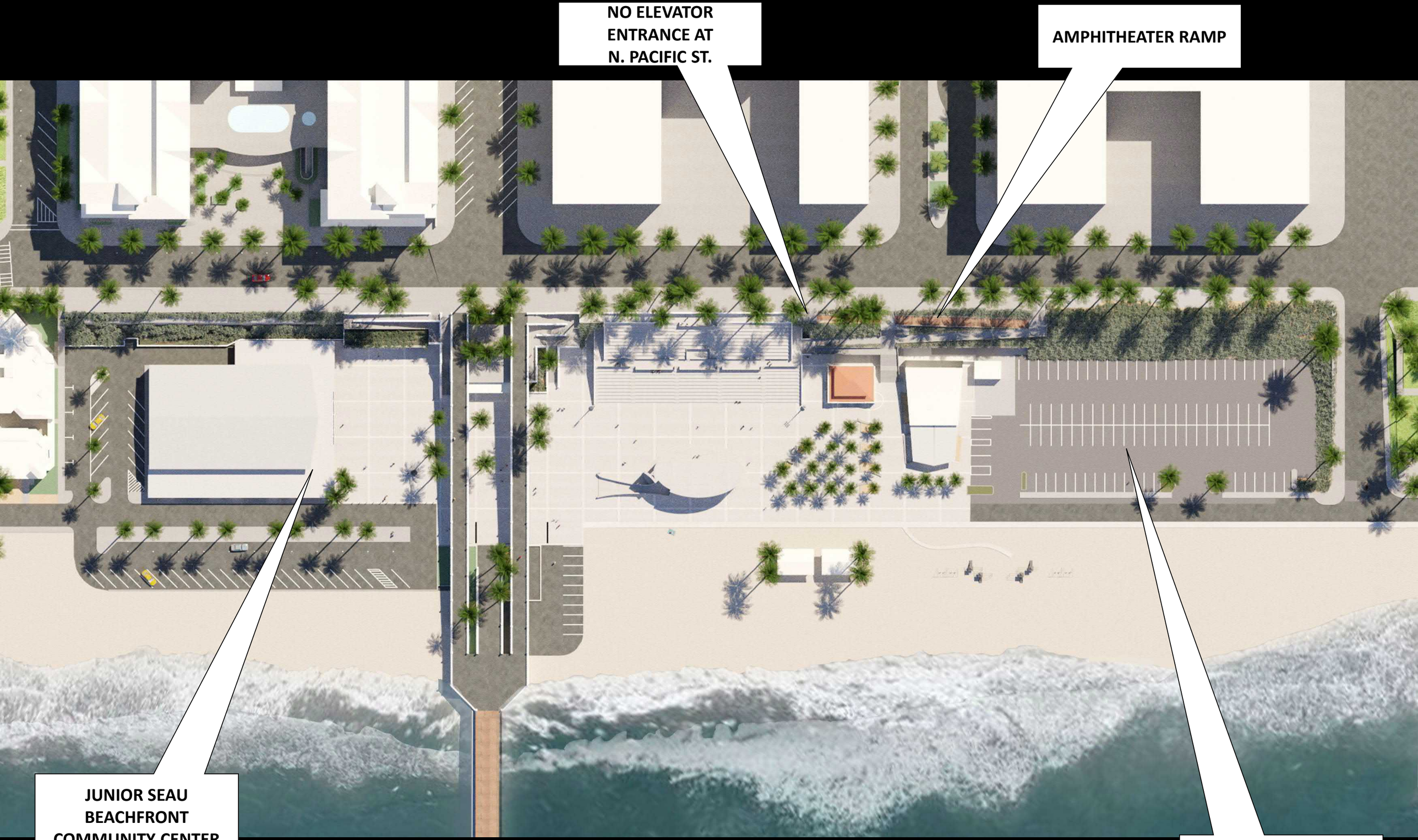

DISABLED ACCESS LIFT
RESTROOMS
WHEELCHAIR SEATING
DISABLED ACCESS ELEVATOR

MID-LEVEL



STRAND LEVEL

AMPHITHEATER – ALTERNATE OPTION **REQUIRING NO EXCEPTION TO PROPOSITION A**



NO EXCEPTION TO PROPOSITION A REQUIRED

Junior Seau Pier Amphitheater and Bandshell

Bandshell

- Architectural Design: design/character options need more discussion; mixed views on visual appeal of higher and lower bandshell options; should eliminate steps at stage front

- Acoustics comments and questions: many like the visibility but are concerned about acoustics; ocean noise and wind could be a distraction to musicians with open design

- Storage and backstage; add more building area below the stage? crawl space below stage for storage?

Junior Seau Pier Amphitheater and Bandshell

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ARCHITECTURAL DESIGN

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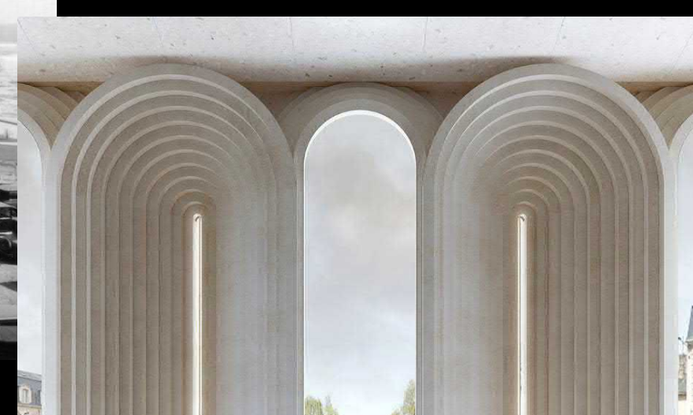

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Junior Seau Pier Amphitheater and Bandshell

Acoustics

- Very clear the existing structure was built to provide some shelter and cover at the stage. Existing shell has the “appearance” of enhancing and improving acoustic projection but is not actually working that way and depends on amplified projection for the audience experience.

- Indoor versus outdoor performance venue: Enhancing and improving sound projection is a different challenge in an outdoor venue as compared to an indoor concert hall. Outdoor venues depend on amplified projection versus acoustic projection.

- Performers: We must ensure that performers can hear each other and themselves; options include “surrounding performers” in a partially sheltered area and/or “monitor speakers”

- Ocean noise: The ocean is not a directional source. It is a very large omnipresent source in comparison to a very small shell. The closed back wall of the existing shell is not significantly mitigating the effect of ocean noise.

- Wind; Wind noise is not a concern, but hanging a backdrop, or banner is a concern with an open design

OPEN OR CLOSED? OR OPTION TO CLOSE WHEN REQUIRED

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LOWER HEIGHT BANDSHELL

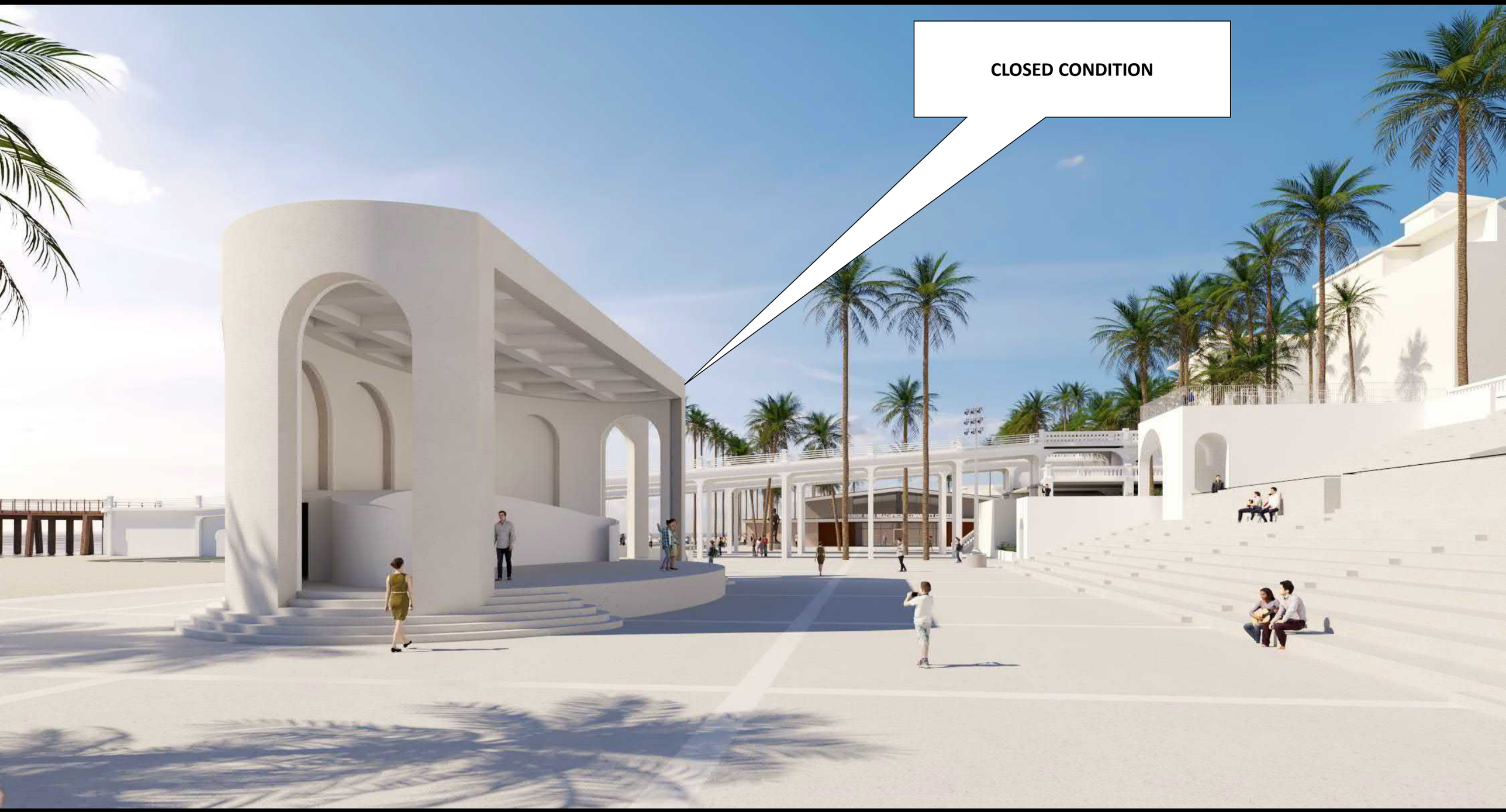
LOWER HEIGHT BANDSHELL

LOWER HEIGHT BANDSHELL

RECOMMENDED HEIGHT BANDSHELL

RECOMMENDED HEIGHT BANDSHELL

RECOMMENDED HEIGHT BANDSHELL



LOWER HEIGHT BANDSHELL

Junior Seau Pier Amphitheater and Bandshell

Bandshell

- Architectural Design: design/character options need more discussion; mixed views on visual appeal of higher and lower bandshell options; should eliminate steps at stage front

- Acoustics comments and questions: many like the visibility but are concerned about acoustics; ocean noise and wind could be a distraction to musicians with open design;

- Storage and backstage; add more building area below the stage? crawl space below stage for storage? 625 SF of backstage area provided as compared to 490 SF existing. Crawl space below stage can be added. More building area below stage is not recommended.

Betty's Lot

- Future planning: ***Potential*** long-range, future phase concept option
- JSBCC, Amphitheater/Bandshell and pier plaza area and spaces in between are the priorities of this Feasibility Study
- Consideration of Betty's Lot not identified as a community priority – simply "forward-thinking" for consideration

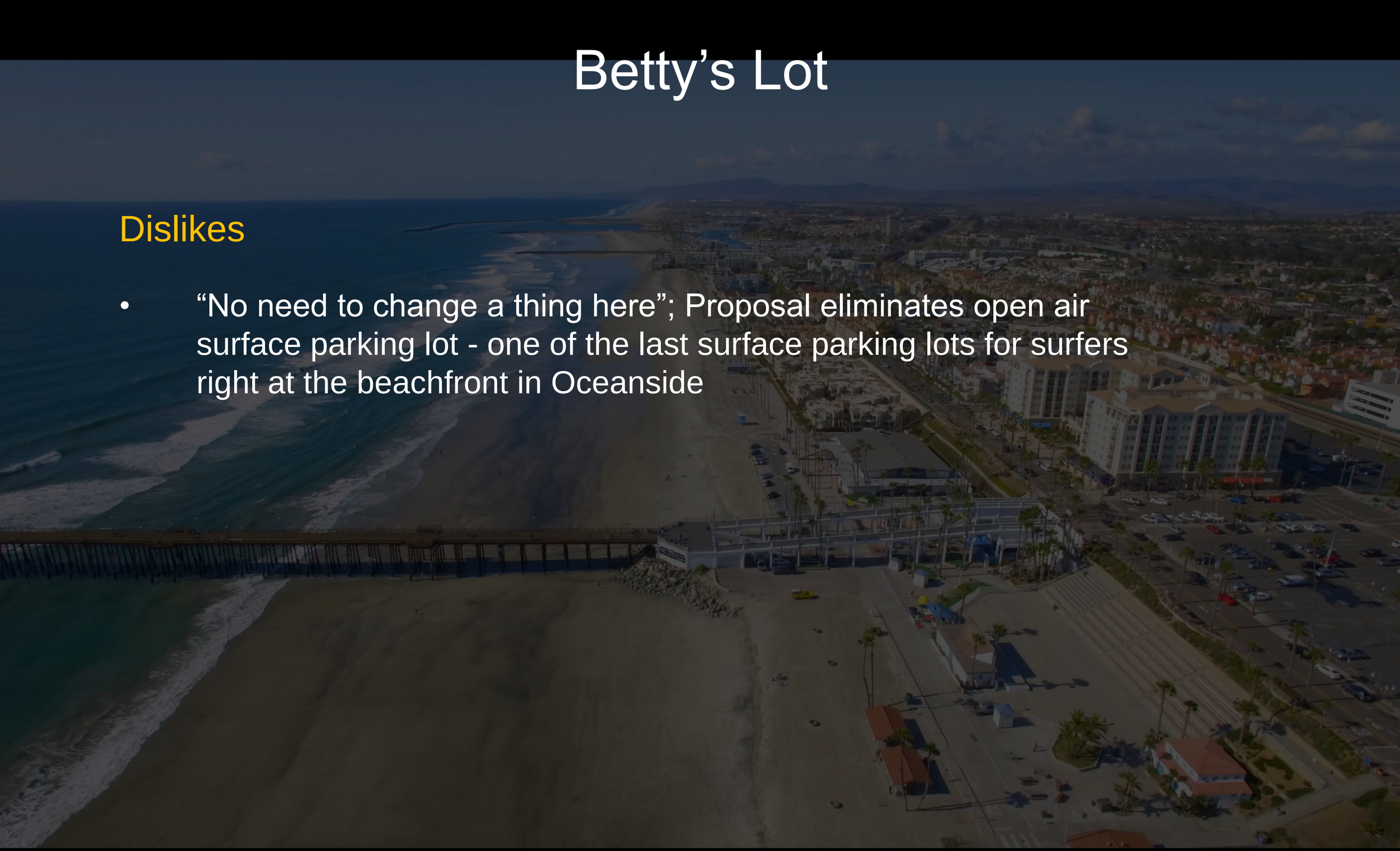
PARKING AREA CLOSED OFF FROM BEACH VIEW; NOT OPEN TO THE SKY

Betty’s Lot

Likes

- Basketball/multi-use courts, recreation areas and park area built over parking; “park above parking is a great idea”
- Additional recreation classrooms and meeting rooms
- Would like <u>more</u> parking provided if possible
- Concept anticipates projected sea level rise at the beachfront; “Forward thinking”

Betty’s Lot



Dislikes

- “No need to change a thing here”; Proposal eliminates open air surface parking lot - one of the last surface parking lots for surfers right at the beachfront in Oceanside

Betty’s Lot

Suggestions

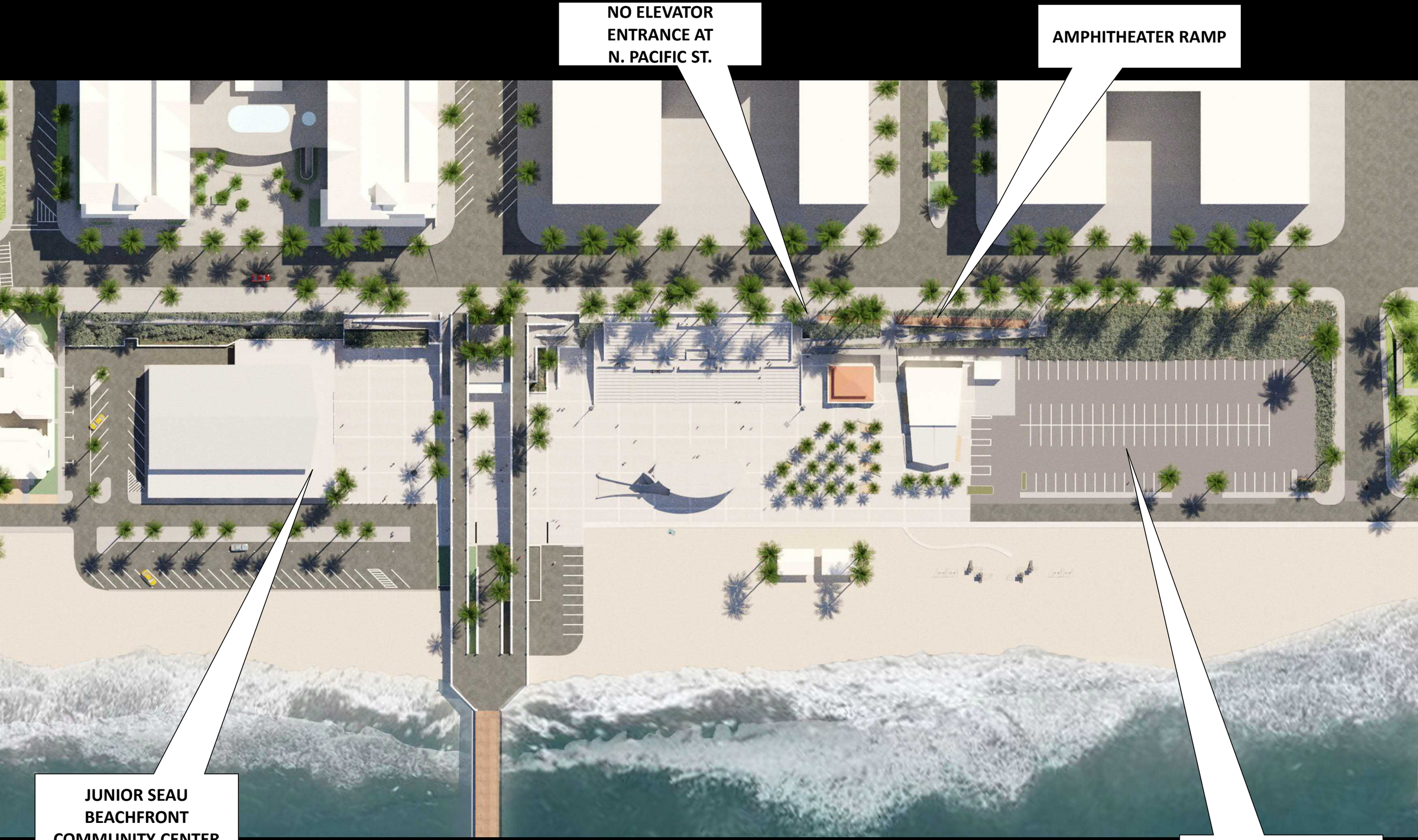
- More parking, free parking; “not enough parking at the beachfront”
- Consider pickleball, volleyball, a skate park
- Skylights for natural daylight in parking structure

BETTY'S LOT: FUTURE PARKING, PARK AND RECREATION CENTER – OPEN PARKING STRUCTURE TO BEACH VIEW

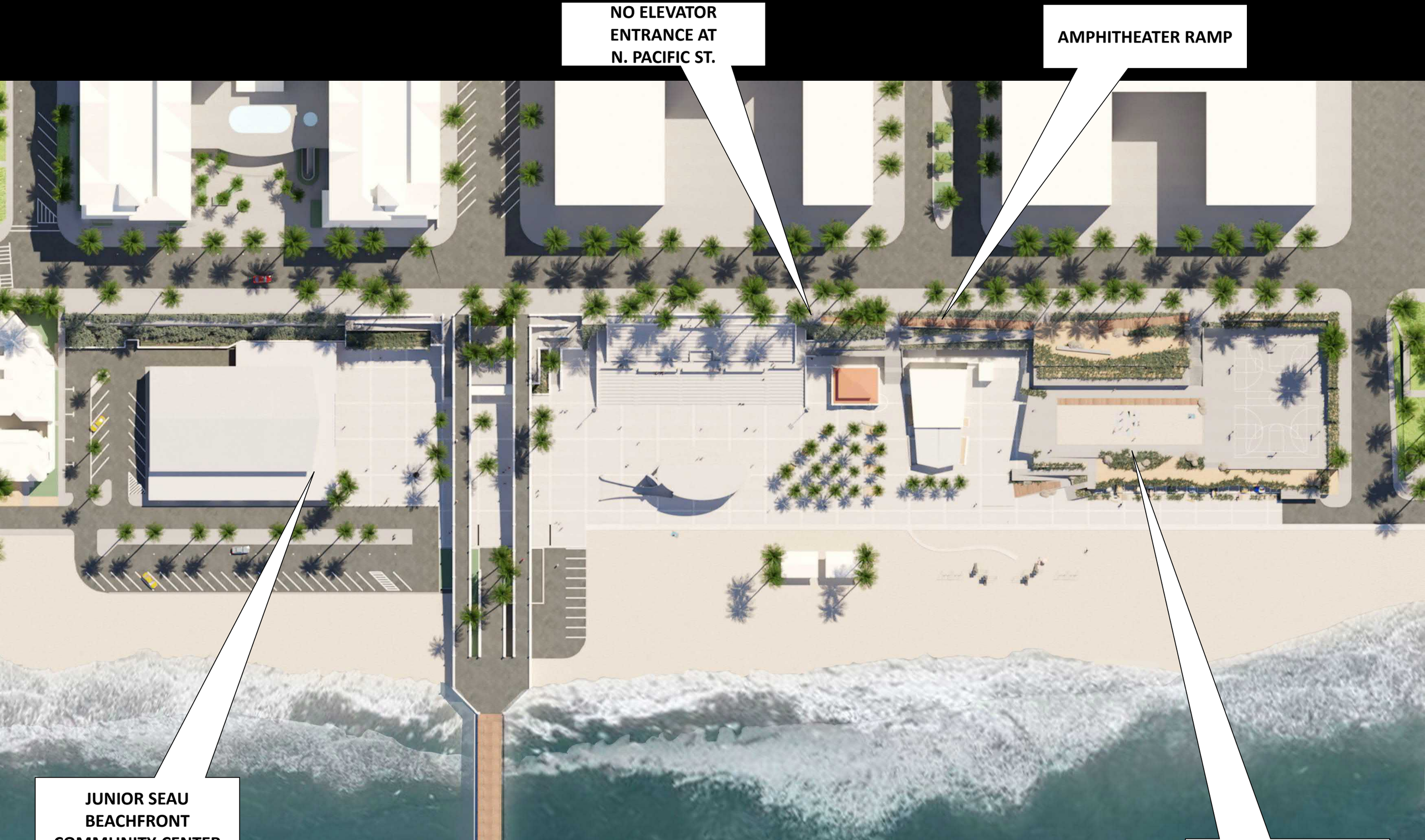
BETTY'S LOT: FUTURE PARKING, PARK AND RECREATION CENTER – OPEN PARKING STRUCTURE TO BEACH VIEW

BETTY'S LOT: FUTURE PARKING, PARK AND RECREATION CENTER – PREVIOUSLY PRESENTED

BETTY'S LOT: FUTURE PARKING, PARK AND RECREATION CENTER – OPEN PARKING STRUCTURE TO BEACH VIEW



NO EXCEPTION TO PROPOSITION A REQUIRED



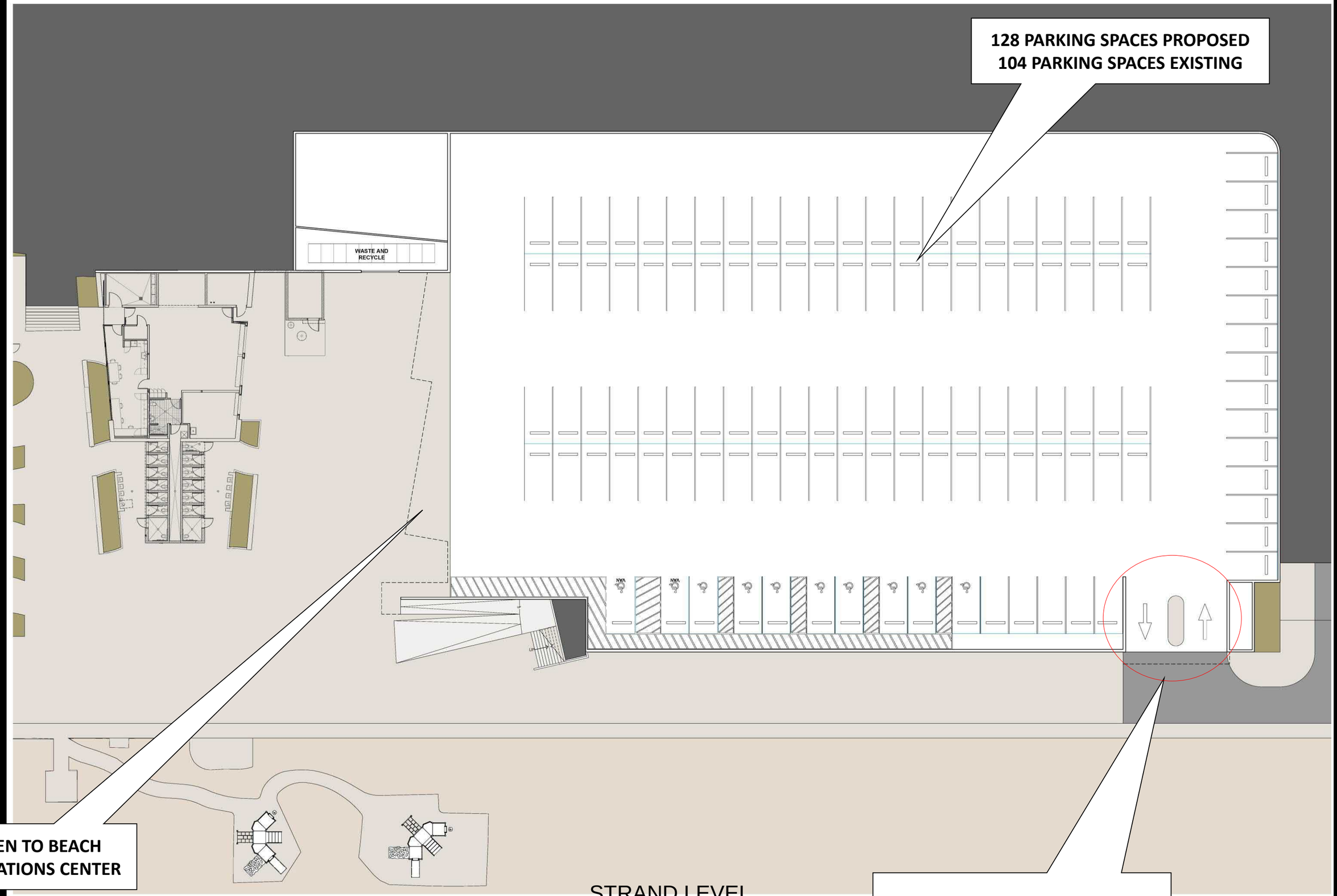
FLEXIBILITY IN THE FUTURE

Next Steps

- Prepare cost estimates
- Preliminary introduction/outreach with California Coastal Commission staff
- Prepare a Final Report

Next Steps

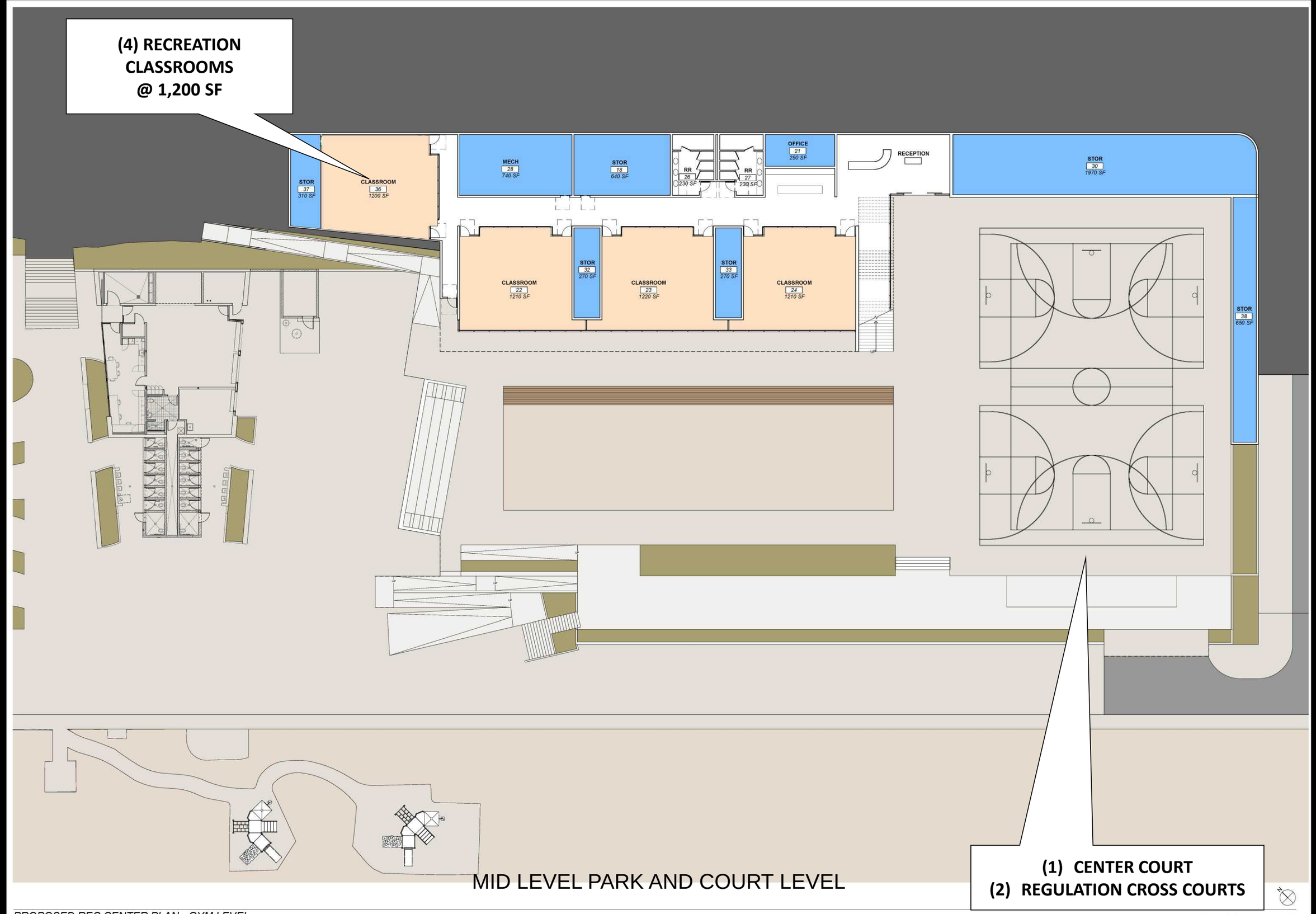
- 2nd Community Meeting: Proposed August 17 *(TBD)*
- 2nd Parks and Recreation Commission meeting: September 13
- City Council Study Session: September 21 *(PROPOSED, TBD)*



PROPOSED REC CENTER PLAN - STRAND LEVEL

1" = 10'-0"

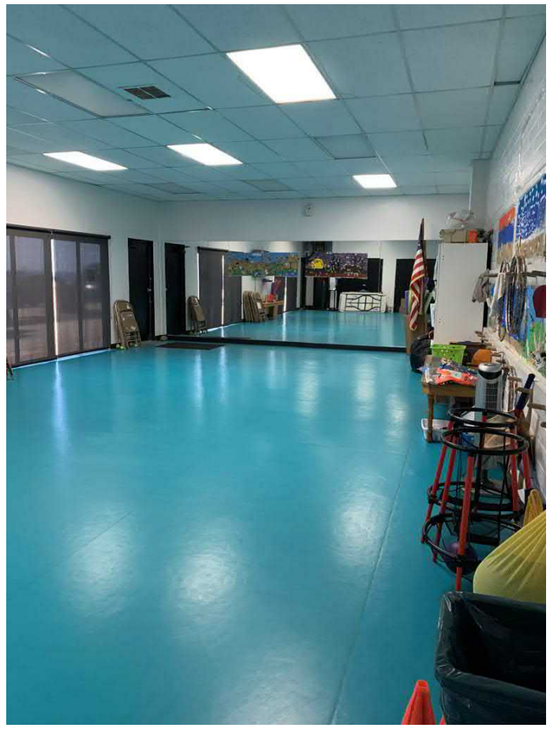
JOHNSON FAVARO



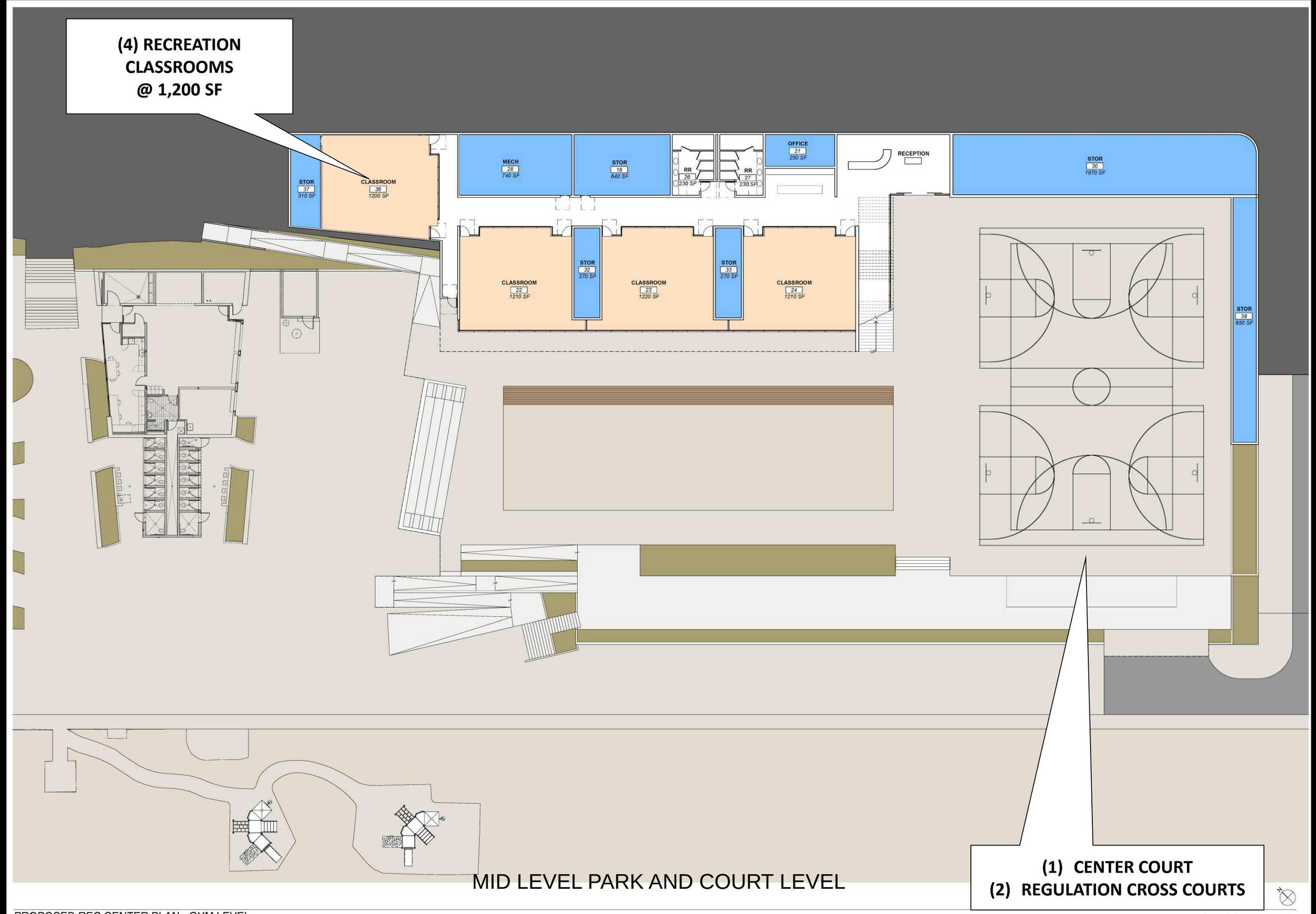
PROPOSED REC CENTER PLAN - GYM LEVEL

1" = 10'-0"

JOHNSON FAVARO



RECREATION CLASSROOM & STORAGE COMPARISON



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