CONCEPT STUDY
FOR LIGHTHOUSE POINT BATHHOUSE

COMMUNITY MEETING II
01. RECAP & TIMELINE

02. BACKGROUND & CONSTRAINTS
   A. CONTEXT
   B. BATHHOUSE HISTORY
   C. EXISTING CONDITION
   D. FLOOD CONSTRAINTS & STRATEGIES

03. PROGRAM ANALYSIS
   A. EXISTING PROGRAM
   B. PARK MAINTENANCE
   C. PROPOSED PROGRAM

04. PROPOSED DESIGN
   A. DESIGN PRINCIPLES
   B. PRECEDENTS
   C. PROPOSED SCHEMES

05. COMMUNITY FEEDBACK
01. Recap & Timeline
CONCEPT STUDY
(3 MONTHS) JULY - OCTOBER 2019
DESIGN OPTIONS
COMMUNITY MEETINGS
PROGRAM STUDIES
STUDY RESILIENCY
ZONING ANALYSIS
COST ANALYSIS

SCHEMATIC DESIGN
(2 MONTHS) OCTOBER - DECEMBER 2019
PROPOSED PLANS
PROPOSED ELEVATION & SECTIONS
SCHEMATIC RENDERINGS
COST ESTIMATES

DESIGN DEVELOPMENT
(POTENTIAL FUTURE PHASE)

CONSTRUCTION DOCUMENTS
(POTENTIAL FUTURE PHASE)

CONSTRUCTION ADMINISTRATION
(POTENTIAL FUTURE PHASE)
A. CONTEXT
B. BATHHOUSE HISTORY
C. EXISTING CONDITION
D. FLOOD CONSTRAINTS & STRATEGIES
BATHHOUSE IS IN A "COASTAL A ZONE"

A ZONES ARE CONSIDERED COASTAL IF FEMA HAS DELINEATED A "LIMIT OF MODERATE WAVE ACTION," OR IF LOCAL JURISDICTION (DEEP) HAS DESIGNATED IT A COASTAL A ZONE.

EXISTING BATHHOUSE ELEVATION: 9.3 FT

COASTAL AE ZONE BASE FLOOD ELEVATION: 12 FT

CODE REQUIREMENT
CODE REQUIRED DESIGN FLOOD ELEVATION: 13 FT

STUDY ON CLIMATE CHANGE FACTOR OR SAFETY
BATHHOUSE RENOVATION DESIGN FLOOD ELEVATION: 14-15 FT
- Breaking wave heights between 1.5 ft and 3.0 ft will exist.

- Typical construction techniques subject to damage:
  - Wood frame walls
  - Light gauge steel frame walls
  - Masonry walls
  - Shallow footings/slabs

- Floating debris, high velocity flow, erosion, and scour may occur.

- Must be supported on piles, drilled shafts, caissons, or other deep foundations.

- Break away walls must not produce debris capable of damaging structures.

- Dry floodproofing measures are not permitted.

- CRS (Community Rating System) credits are available.
A. EXISTING PROGRAM
EXISTING PROGRAM

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Space</td>
<td>5,950 SF</td>
</tr>
<tr>
<td>Bathrooms &amp; Changing</td>
<td>1,320 SF</td>
</tr>
<tr>
<td>Offices (Lifeguard, Park Manager)</td>
<td>540 SF</td>
</tr>
<tr>
<td>Concessions</td>
<td>430 SF</td>
</tr>
<tr>
<td>Entry</td>
<td>640 SF</td>
</tr>
<tr>
<td>Boat &amp; Kayak Storage</td>
<td>2,180 SF</td>
</tr>
<tr>
<td>Storage / Unused / Closed</td>
<td>2,140 SF</td>
</tr>
<tr>
<td>Interior Maintenance</td>
<td>1,950 SF</td>
</tr>
</tbody>
</table>

**Total Building Footprint**: 17,600 SF

<table>
<thead>
<tr>
<th>Category</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Concession Seating</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>Exterior Showers</td>
<td>300 SF</td>
</tr>
<tr>
<td>Exterior Maintenance Yard</td>
<td>9,640 SF</td>
</tr>
</tbody>
</table>

**Total Non-Footprint Spaces**: 10,940 SF
EXISTING PROGRAM

RECREATION SPACE

5,950 SF

NOTES

• need to fit 105 kids
• poor acoustics, feels like a cave
• poor natural and artificial lighting, poor ventilation, leaks
• want kitchenette and refrigerator
• want cubbies and lockers
• want shaded pavilion with tables
• want dedicated kids camp bathrooms

TAKEAWAYS

• ample size
• poor experience
• poor environment
• poor organization
• lacking amenities
EXISTING PROGRAM

CONVESSIONS
430 SF

EXTERIOR CONCESSION SEATING
1,000 SF

Notes:
- no fire suppression, no hood
- poor electrical service
- no large freezer
- unwiring
- want more and better seating

TAKEAWAYS
- too small
- poor experience
- poor environment
- inadequate appliances & fixtures
- lacking outdoor seating
EXISTING PROGRAM

- Bathrooms & Changing
  - 1,320 SF

- Exterior Showers
  - 300 SF

Notes:
- Humid and unattractive
- Outdated and broken fixtures, non-repairable
- Poor water pressure
- Poor maintenance access
- Want water fountains
- Broken outdoor showers

Takeaways:
- Too small
- Poor experience
- Poor environment
- Broken and unrepairable fixtures
EXISTING PROGRAM

ENTRY

Notes:
- need grand entry, poor presentation
- maintenance yard and room blocking access
- need better signage

TAKEAWAYS
- too small
- poor access
- poor location
- poor experience
EXISTING PROGRAM

OFFICES (LIFEGUARD, PARK MANAGER) 540 SF

Notes:
- need more office space
- want air conditioning
- manager's office needs safe, desk, filing, tool storage
- lifeguard station needs lockers, rescue board space, storage
- lifeguard needs shaded outdoor station with table and chairs

TAKEAWAYS
- too small
- poor organization
- poor environment
EXISTING PROGRAM

BOAT & KAYAK STORAGE

2,180 SF

Notes:
- need more space
- need to store kayak, paddle boards, paddles
- need to wash and hang life jackets
- need to store 12 foot Zodiac rescue boat

TAKEAWAYS
- too small
- poor organization
EXISTING PROGRAM

STORAGE / UNUSED / CLOSED
2140 SF

Notes:
- Excessive storage space, but organized poorly
- Need to store grass cutters, big umbrellas, cleaning supplies, gas cans, grass cutters

TAKEAWAYS
- Excessive space
- Poor organization
- Poor location
EXISTING PROGRAM

- INTERIOR MAINTENANCE: 1,950 SF
- EXTERIOR MAINTENANCE YARD: 9,640 SF

Notes:
- Maintenance yard has a lot of space but located incorrectly
- Maintenance yard has dump trucks, pickup trucks, (4) staff cars, (2) big lawn tractors, garbage compactor and carts
- Interior maintenance has beach comb, transfer garbage pails
- Needs water access, hose bibs and hoses

TAKEAWAYS
- Simple space
- Poor organization
- Poor location
B. PARK MAINTENANCE
EXISTING PROGRAM

- INTERIOR MAINTENANCE 1,570 SF
- EXTERIOR MAINTENANCE YARD 9,640 SF

Notes:
- Maintenance yard has a lot of space but located incorrectly.
- Maintenance yard has dump trucks, pickup trucks, (4) staff cars, (2) big lawn tractors, garbage compactor and carts.
- Interior maintenance has beach comber, transfer garbage piles.
- Needs water access, hose bibs and hoses.

TAKEAWAYS
- Simple space
- Poor organization
- Poor location
C. PROPOSED PROGRAM
### Existing Program

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<tr>
<td>Offices (Lifeguard, Park Manager)</td>
<td>900 SF</td>
</tr>
<tr>
<td>Concessions</td>
<td>500 SF</td>
</tr>
<tr>
<td>New Restaurant, Bar &amp; Commisary Kitchen</td>
<td>4,500 SF</td>
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<tr>
<td>Boat &amp; Kayak Storage</td>
<td>1,600 SF</td>
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<tr>
<td>Exterior Concession Seating</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>Exterior Showers</td>
<td>500 SF</td>
</tr>
<tr>
<td>Exterior Lifeguard Station</td>
<td>1,000 SF</td>
</tr>
<tr>
<td>Total Exterior Spaces</td>
<td>12,200 SF</td>
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### Proposed New Program

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<tr>
<td>Proposed Main Building Footprint</td>
<td>12,500 SF</td>
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### Additional Areas

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</tr>
</thead>
<tbody>
<tr>
<td>Total Building Footprint</td>
<td>12,500 SF</td>
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<tr>
<td>Grand Entry &amp; Passage</td>
<td>2,700 SF</td>
</tr>
<tr>
<td>New Exterior Restaurant &amp; Bar Space</td>
<td>3,000 SF</td>
</tr>
<tr>
<td>New Exterior Dedicated Recreation Space</td>
<td>4,000 SF</td>
</tr>
<tr>
<td>Exterior Concession Seating</td>
<td>1,000 SF</td>
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<tr>
<td>Exterior Showers</td>
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A. Design Principles
DESIGN PRINCIPLES FOR ALL SCHEMES

- ENHANCED PUBLIC AMENITY
- IMPROVED UTILITY
- BEACH GATEWAY
- UNIVERSAL DESIGN
- RESILIENCY
- GENERATE REVENUE
- HISTORICAL AWARENESS
- FUTURE NEEDS
B. PRECEDENTS
C. PROPOSED SCHEMES
A. Recreate Historical Harmony
   Retain some existing historical footprint

B. Reimagine Historical Gateway
   Only retain ext wall, historical footprint

C. Create Reoriented Cornerstone
   Demo & new construction
SCHEME A

PROS

- SIGNIFICANT RETENTION OF HISTORICAL STRUCTURE.
- LEVEL PASSAGE TO BEACH

CONS

- SOME PROGRAM IN FLOOD ZONE
- POTENTIAL RENOVATION COMPLEXITY
- FREQUENT ELEVATION CHANGES
SCHEME B

REIMAGINE HISTORICAL GATEWAY
ONLY RETAIN EXT WALL, HISTORICAL FOOTPRINT

STUDIO Y
ARCHITECTURE

10/18/2011
PG 04
SCHEME B

PROS

• GOOD RETENTION OF HISTORICAL ELEMENTS
• PRIMARILY GROUND-UP CONSTRUCTION
• OPTIMIZED PROGRAM & LAYOUT

CONS

• LIFEGUARD STATION IN FLOOD ZONE
SCHEME C

PROS

- RETENTION OF HISTORICAL WALLS
- GREATEST EXTENT OF GROUND-UP CONSTRUCTION
- OPTIMIZED PROGRAM & LAYOUT
- HIGHEST LEVEL OF RESILIENCY

CONS

- LEAST RETENTION OF HISTORICAL FEATURES
- GREATEST AREA OF ELEVATED BOARDWALK
A

**PROS**
- Significant retention of historical structure
- Level passage to beach

**CONS**
- Some program in flood zone
- Potential renovation complexity
- Frequent elevation changes

B

**PROS**
- Good retention of historical elements
- Primarily ground-up construction
- Optimized program & layout

**CONS**
- Lifeguard station in flood zone

C

**PROS**
- Retention of historical walls
- Greatest extent of ground-up construction
- Optimized program & layout
- Highest level of resiliency

**CONS**
- Least retention of historical features
- Greatest area of elevated boardwalk
05. FEEDBACK
- Relationship to Park & Beach
- Access Points
- Aesthetic & Materiality
- Existing vs. New
- Resiliency
- Program
- Restaurant & Bar
- Boathouse: Attached vs. Detached
- Utility