

# Mesa Road Restroom Expansion

Point Reyes Station  
Community Meeting #1

# Agenda

- **Introduce Project and Design Team**
- **Work to Date**
- **Site Observations and Schematic Design Alternatives**
  - Three (3) Design Options
- **Wastewater Considerations and Options**
- **Next steps**
  - Schedule
  - Community feedback via Google Form

# Project and Team



Marin County Parks



Civil and Wastewater Design

**rhaa**

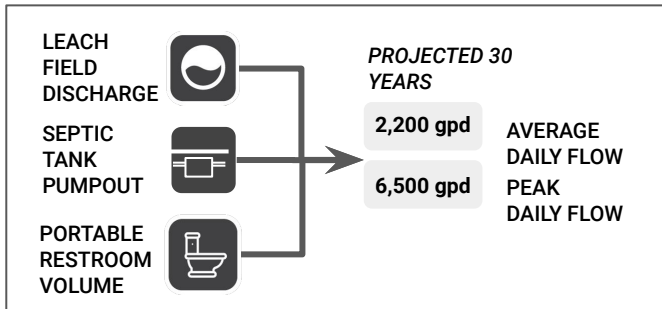
Landscape Architecture



Photo source: Sherwood Design Engineers

# Why we are here...

- The existing restroom and wastewater treatment & disposal system is operating above its design capacity.
- The feasibility study in 2023 quantified flows and treatment required for expansion.
- Expansion requires 2x the # of restroom stalls, and 5x wastewater treatment capacity.
- Developed schematic alternatives for expansion, with feedback from parks staff, now we are looking for feedback from you.



# Findings of Feasibility Study / Work to Date

- Study to evaluate options for expanding wastewater treatment and restroom capacity at the Mesa Lot in Point Reyes Station.
- The study evaluated six (6) alternative, green, wastewater treatment technologies and researched case studies:
  - Composting toilets were evaluated but ultimately eliminated:
    - Interviews with operators revealed a high level of operator interference including offhaul.
    - Composting at this scale requires both a liquid and solid stream to be treated and disposed of.
  - 5 other systems would treat to higher degree than necessary and add additional operations, maintenance and cost
  - **Recommendation: If Title 22 reuse-level treatment is not required\*, design the treatment system to match existing level of treatment (supplemental treatment) at Toby's Playground.**

*\*Title 22 level of treatment is not required as long as all wastewater treatment and disposal is located outside of the NMWD well buffer. Current schematic design shows all components outside of buffer.*

# Summary of Community Meeting Feedback

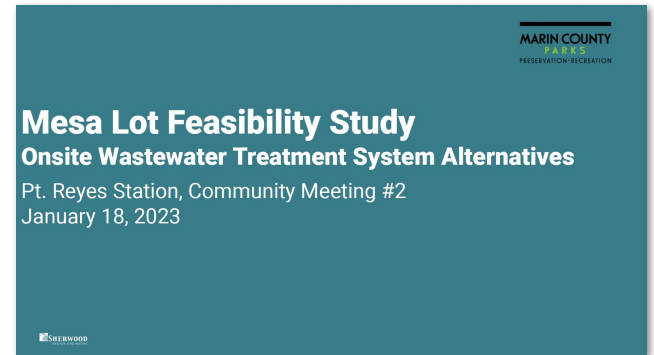
January 18, 2023

## Feedback

- Evaluate opportunities for property exchange with EAH
- Explore possibility of reducing or eliminating NMWD Buffer
- Consider parking needs
- Explore possibility of restroom expansion at Toby's Playground w/wastewater expansion at Mesa Lot

## Response

- EAH willing to discuss the possibility of an easement for access and utilities, however needs the portion of their parcel for additional septic capacity.
- NMWD unable to eliminate or reduce buffer
- Multiple benefits to expanding restrooms at Toby's Playground, while expanding wastewater treatment on Mesa lot.
- The current schematic design work has shown that there is space on the Toby's parcel for the new restroom without eliminating any parking.



# Site Observations and Schematic Design Alternatives

# EXISTING CONDITIONS



- 1 PORTABLE RESTROOMS
- 2 ADA STALLS
- 3 PICNIC TABLE
- 4 WATER FOUNTAIN
- 5 BIKE RACKS
- 6 EXISTING RAMP AND PATH





# LANDSCAPE IMPROVEMENT CONSIDERATIONS:

## Considerations for visitor experience:

- Provide a buffer to the playground from the parking lot for safety
- Provide a welcoming gathering space at the playground entry
- Provide seating and shade
- Improve the bicycle amenities - racks, drinking fountain, rest area

## Considerations for habitat and aesthetics:

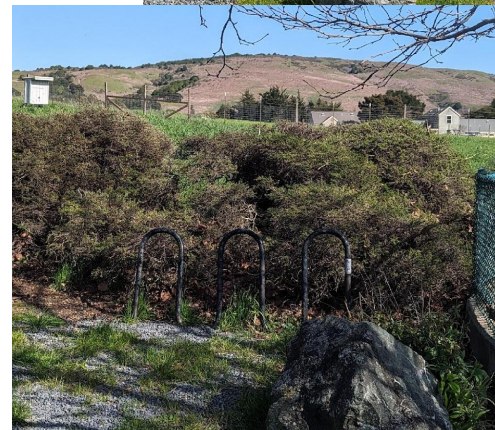
- Install new plants in existing and new planting areas to replace dying ones
- Install native and/or locally adapted plants that support habitat
- Retain existing trees where possible

## Considerations for maintenance and longevity:

- Replace degraded DG paths with lower-maintenance, ADA accessible surfacing.
- Install plants that are:
  - resilient to salt-intrusion
  - low-water use
  - easy to maintain
- Replace existing trash receptacles with Marin County Standards

## Future considerations

- Allow for future connective path through to Mesa lot.



# OPTIONS EVALUATED

## OPTION 1 - MIRRORED



## OPTION 2 - SIDE BY SIDE



## OPTION 3 - OPPOSITE



 NEW RESTROOM

# DESIGN OPTION 1 - MIRRORED

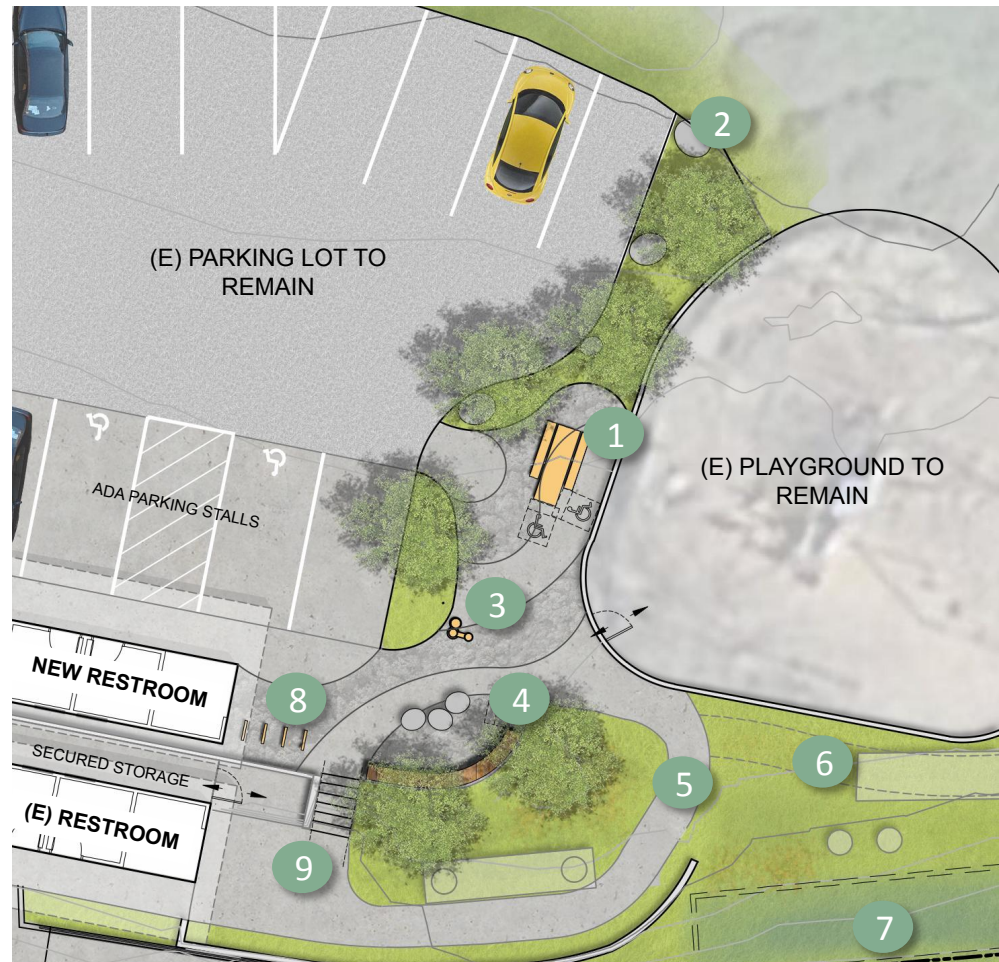


## SUMMARY OF IMPROVEMENTS:

- NEW RESTROOM AT PARKING LOT LEVEL
- PARKING LOT REMAINS WITH ADDITION OF ADA STALLS
- STAIRS AND PATH CONNECTING EXISTING RESTROOM TO THE PARKING LOT REMAIN
- RENOVATED PLAYGROUND AND BIKE PLAZA

 NEW RESTROOM

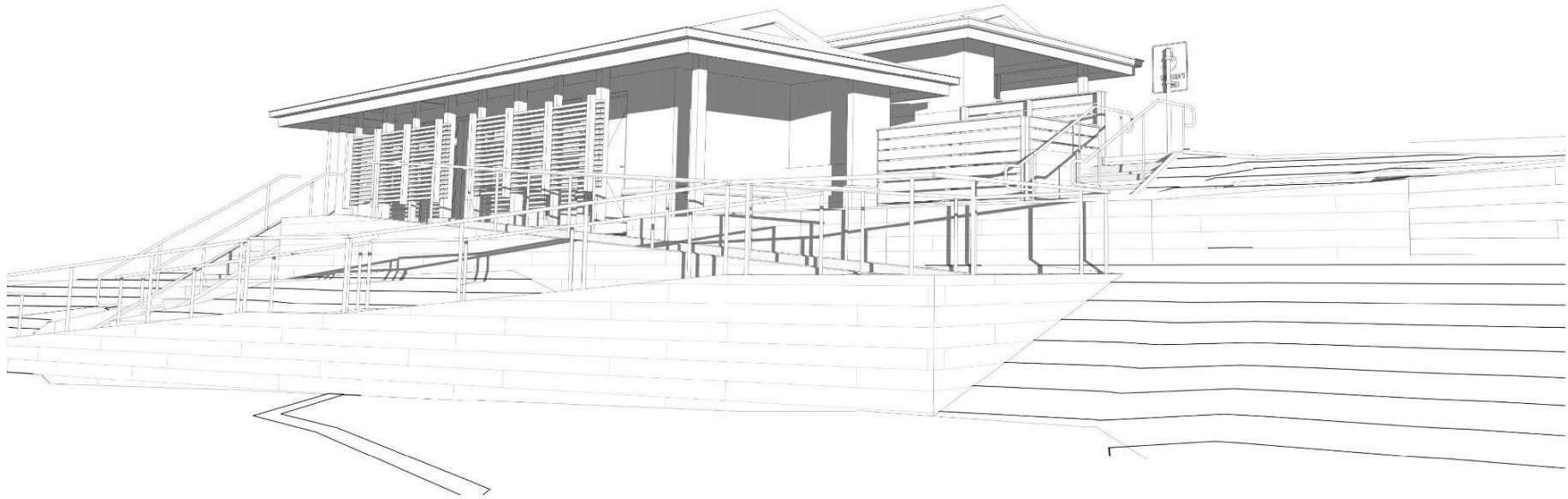
# DESIGN OPTION 1 - SITE IMPROVEMENTS



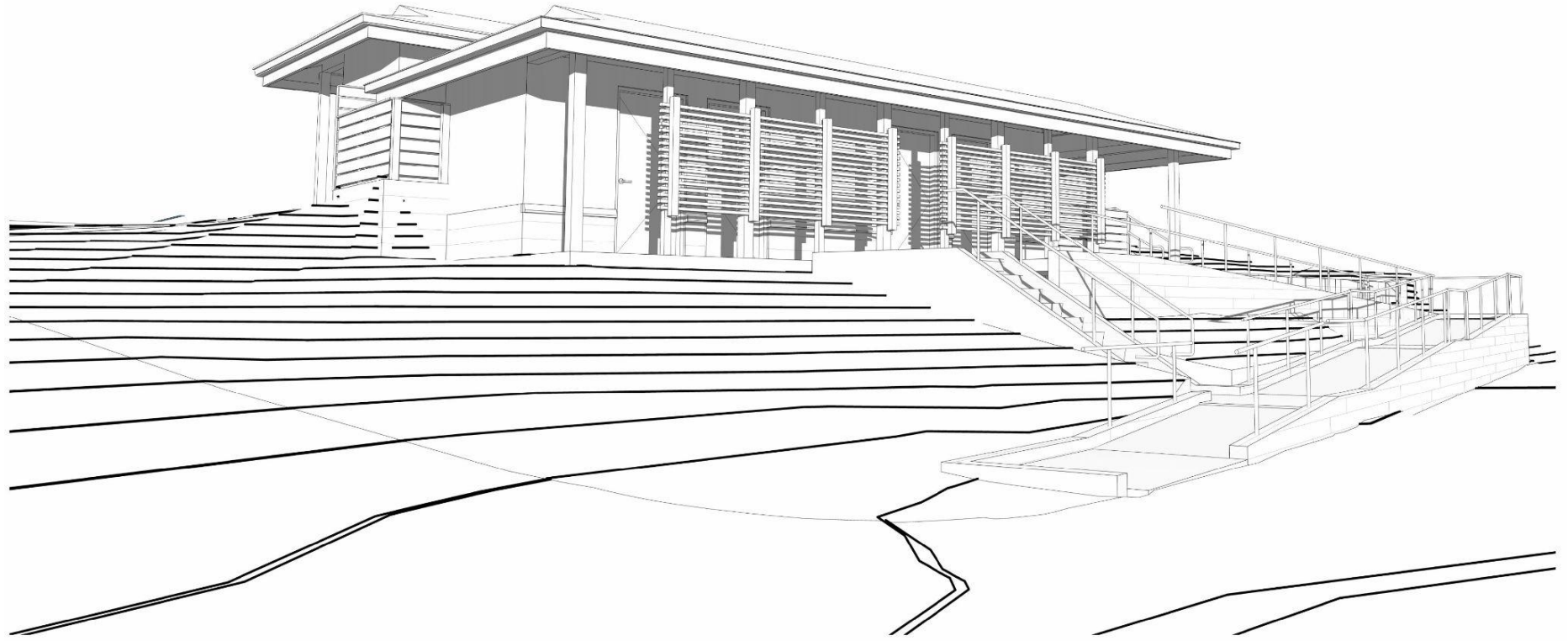
- 1 NEW ACCESSIBLE PICNIC TABLE
- 2 EXISTING BOULDERS RELOCATED AT PARKING LOT EDGE
- 3 WATER FOUNTAIN
- 4 NEW BENCH AND SCULPTURE/SEAT ELEMENT
- 5 EXISTING PATHWAY RESURFACED
- 6 FUTURE PATHWAY TO MESA LOT
- 7 STORMWATER AREA
- 8 NEW BIKE RACK(S)
- 9 EXISTING STAIRWAY WITH HANDRAIL TO REMAIN



# DESIGN OPTION 1



# DESIGN OPTION 1



# DESIGN OPTION 2 - SIDE BY SIDE

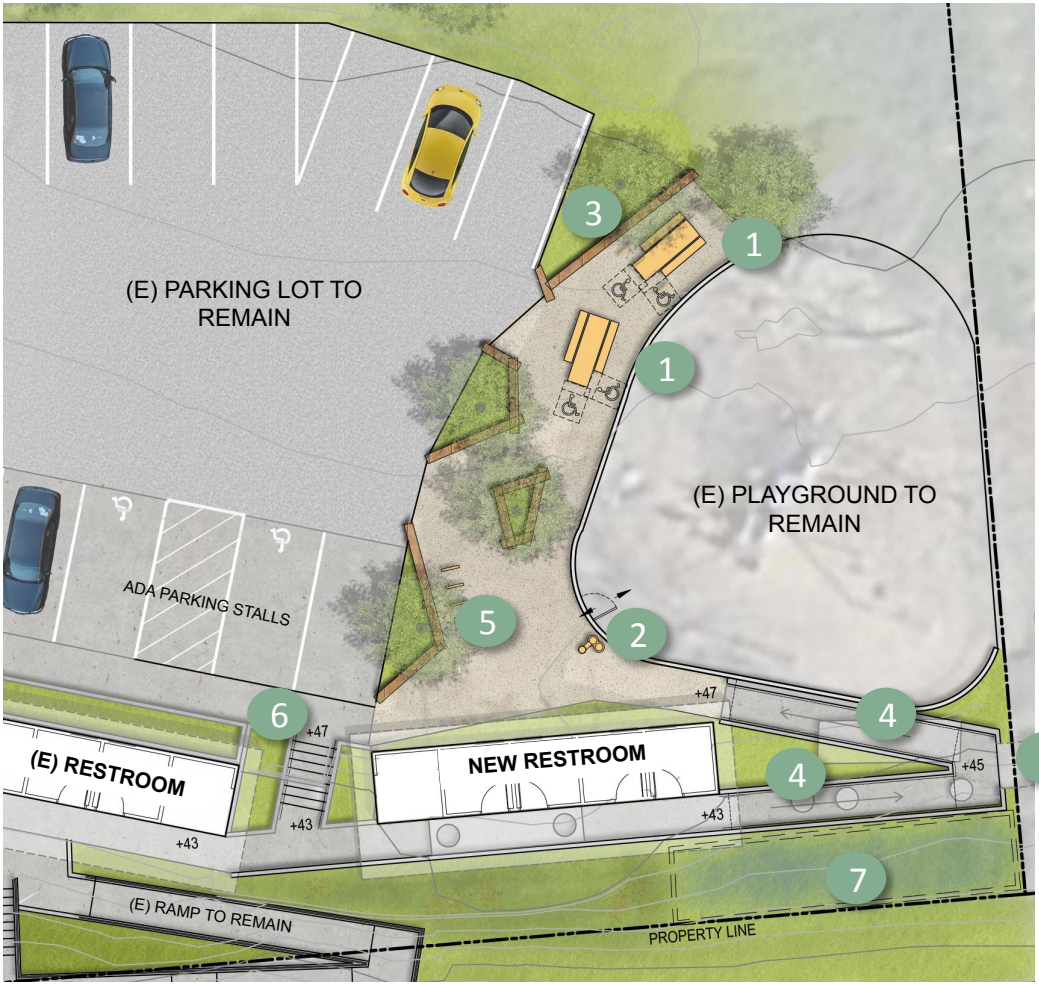


## SUMMARY OF IMPROVEMENTS:

- NEW RESTROOM AT SAME LEVEL AS EXISTING RESTROOM
- PARKING LOT REMAINS WITH ADDITION OF ADA STALLS
- NEW ADA RAMP AND STAIRS WITH HANDRAILS CONNECT NEW AND EXISTING RESTROOM TO PARKING LOT
- RENOVATED PLAYGROUND AND BIKE PLAZA

 NEW RESTROOM

# DESIGN OPTION 2 - SITE IMPROVEMENTS



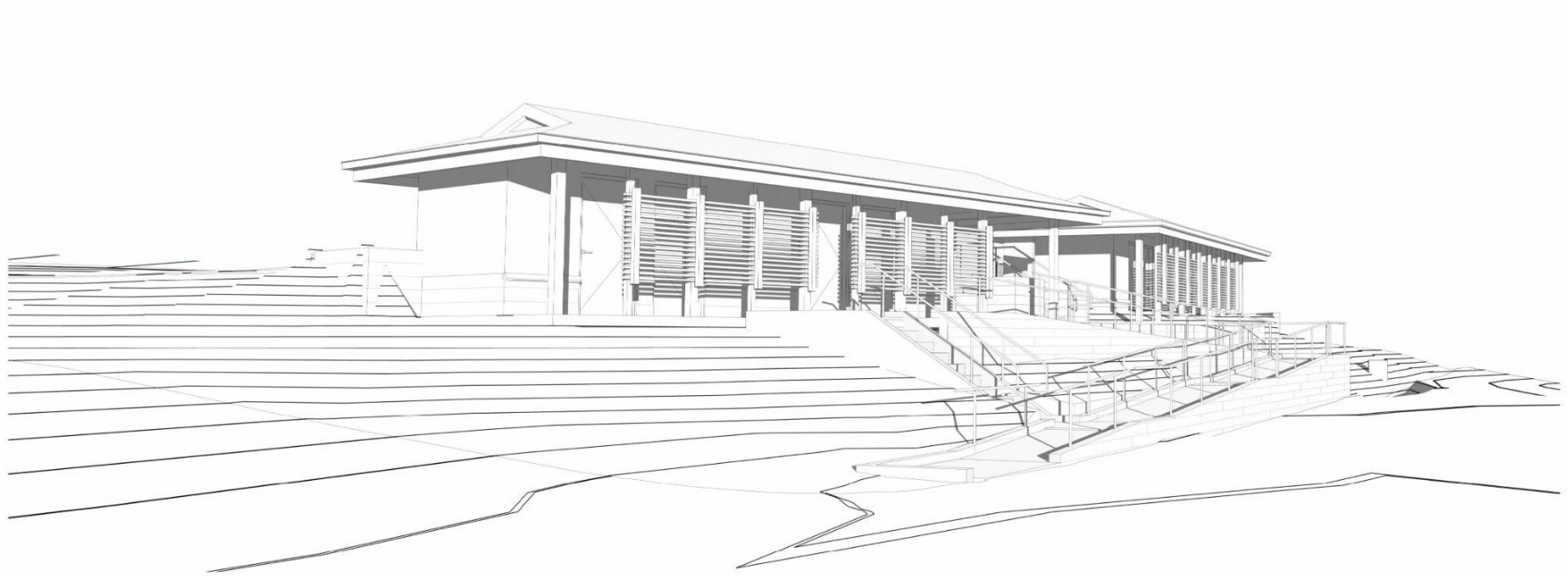
- 1 ACCESSIBLE PICNIC TABLES
- 2 DRINKING FOUNTAIN
- 3 STACKED RECLAIMED WOOD PLANTER WALLS/SEATS
- 4 RAMP WITH HANDRAIL
- 5 BIKE RACK (S)
- 6 STAIRS WITH HANDRAIL
- 7 STORMWATER PLANTER
- 8 FUTURE PATHWAY TO MESA LOT



# DESIGN OPTION 2



# DESIGN OPTION 2



# DESIGN OPTION 3 - OPPOSITE

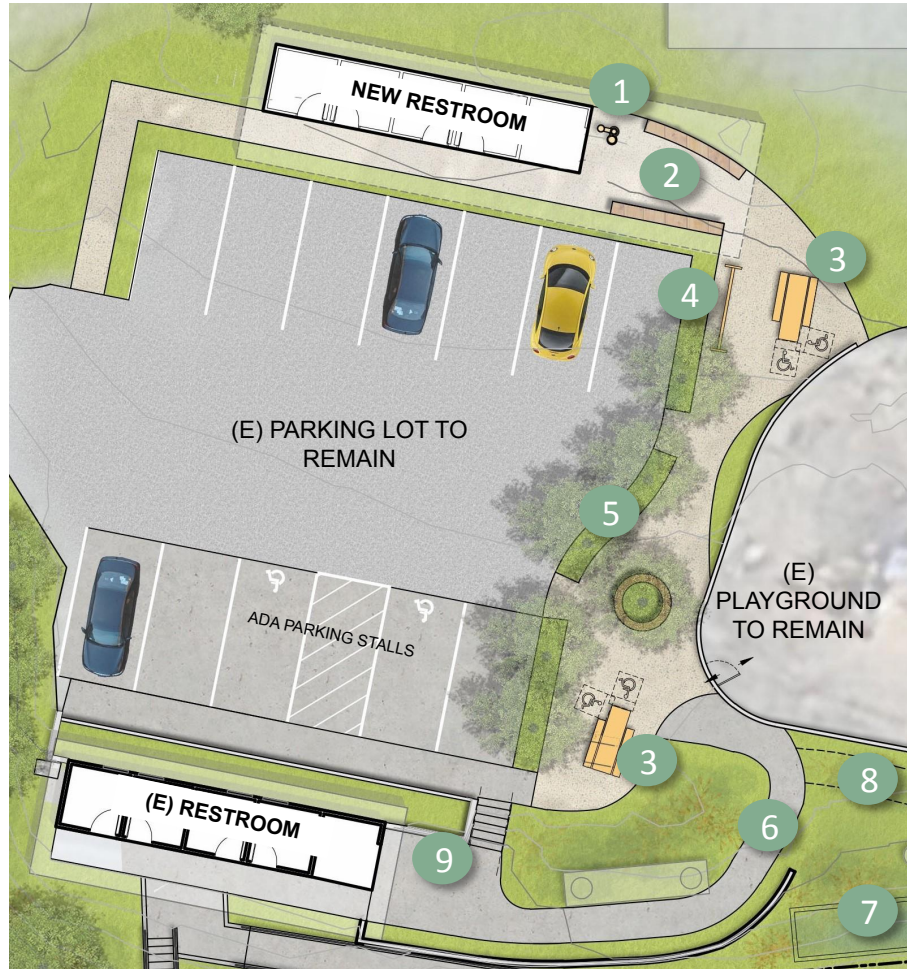


## SUMMARY OF IMPROVEMENTS:

- NEW RESTROOM AT NORTH SIDE OF PARKING LOT
- PARKING LOT REDUCED IN WIDTH (STALL COUNT REMAINS THE SAME)
- STAIRS AND PATH CONNECTING EXISTING RESTROOM TO THE PARKING LOT REMAIN
- RENOVATED PLAYGROUND AND BIKE PLAZA

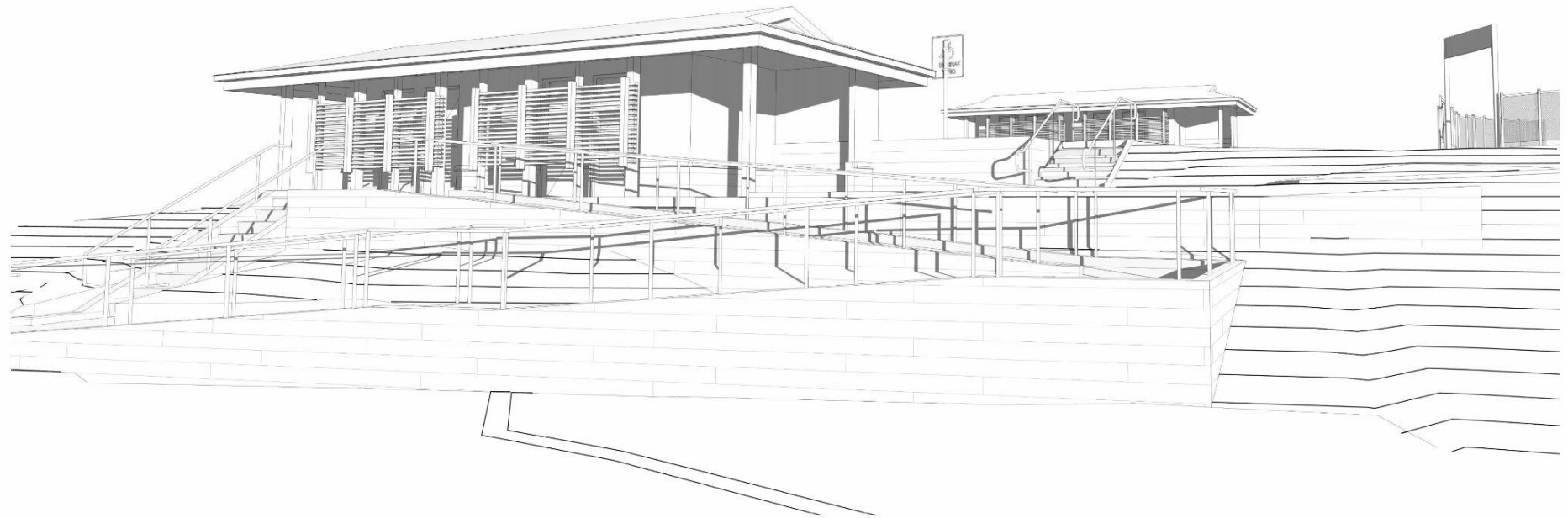
 NEW RESTROOM

# DESIGN OPTION 3 - SITE IMPROVEMENTS

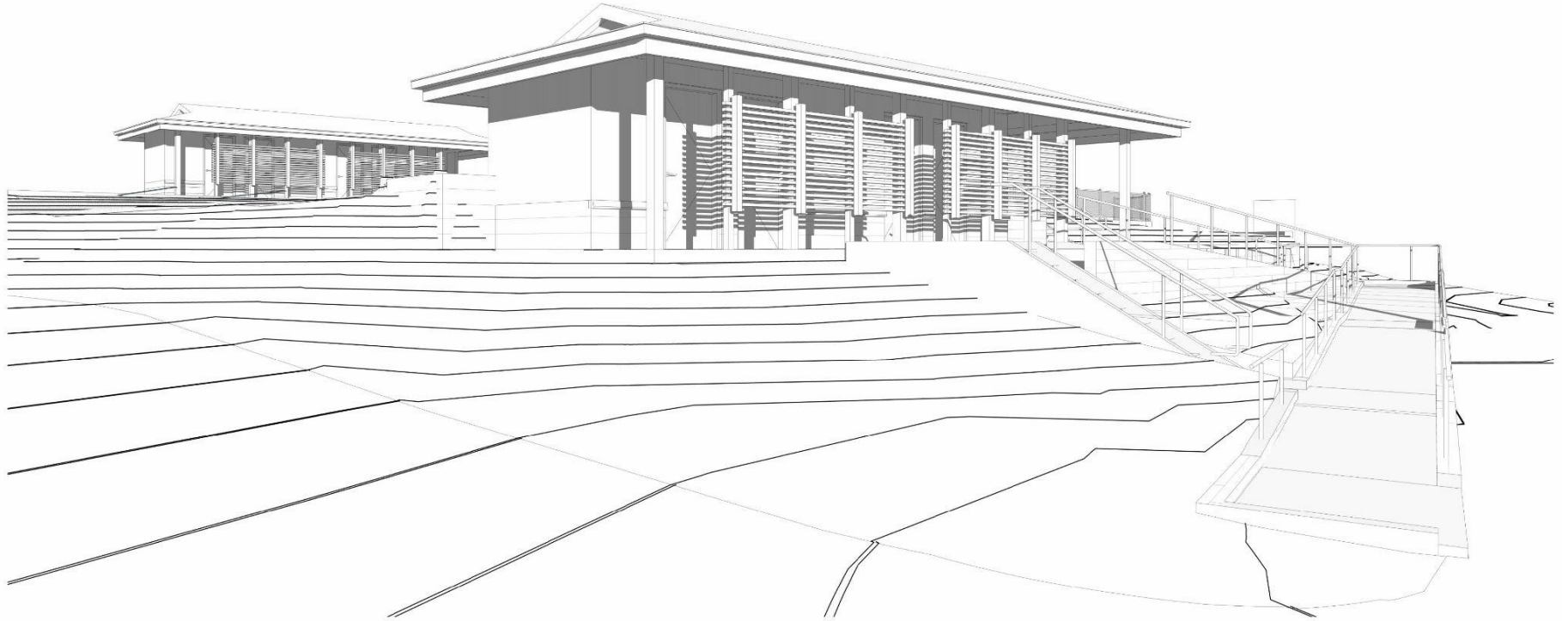


- 1 WATER FOUNTAIN
- 2 NEW BENCH SEATS UNDER SHADE TRELLIS
- 3 NEW ACCESSIBLE PICNIC TABLE
- 4 BIKE RACKS
- 5 BUFFER PLANTING WITH SHADE TREES
- 6 EXISTING PATHWAY RESURFACED
- 7 STORMWATER AREA
- 8 FUTURE PATHWAY TO MESA LOT
- 9 EXISTING STAIRWAY WITH HANDRAIL TO REMAIN

# DESIGN OPTION 3



# DESIGN OPTION 3



# Key Considerations



## DESIGN OPTION 1 MIRRORED

- **Site:**
  - Site circulation remains the same.
  - Utilizes existing pathways and stairs and has the least amount of site disruption.
  - Least amount of picnic, seating, and buffer space between playground and parking lot.
- **View:** Consolidated massing. “Lightest” visual change in the view from Mesa Road
- **Construction:** Requires relocation of stormwater infiltration trench in parking lot; minimal disruption to restroom operations.
- **WW:** Requires pumping raw wastewater from both restrooms to new treatment area.



## DESIGN OPTION 2 SIDE BY SIDE

- **Site:**
  - Offers the best access and max. number of restrooms catering to pedestrians coming from town center.
  - New ramp to connect restrooms to parking lot, including grading and retaining wall.
- **View:** Widest visual change in the view from Mesa Road
- **Construction:** Most impact to operations of the existing restroom.
- **WW:** Requires pumping raw wastewater from both restrooms. This option also conflicts with existing wastewater infrastructure. Interim wastewater management during construction will be required.



## DESIGN OPTION 3 OPPOSITE

- **Site:**
  - Offers the most variety of spaces for visitors e.g picnic tables, shaded rest area for cyclists.
  - Offers the best balance of restrooms between pedestrians walking from town and those cycling and coming in vehicles.
  - May impact Oak tree and landscape on North side.
- **View:** Very little visual impact from Mesa Rd, minor view changes from North
- **Construction:** Least amount of disruption. The existing restrooms and some of the parking can remain in use.
- **WW:** Benefit of pumping of wastewater only from lower restroom.

# ARCHITECTURAL IMPROVEMENT CONSIDERATIONS:

## 1: MIRROR

- Consolidated massing and the “lightest” visual change in the view from Mesa Road
- The parking will be “tightened” with reduced maneuvering space. The intent being to keep the landscaping on the north side
- Direct physical and visual connection to the parking lot
- County Parks gets a secure storage area for maintenance tools and supplies
- No dimensional change to the stairs and ramp to the existing restroom-only replace the DG path with concrete

## 2: SIDE BY SIDE

- The new restrooms will be at the same level as the existing. The intent being a single queuing spot to access all six restrooms.
- Widest visual change in the view from Mesa Road
- The new access ramp could link to a potential path along Mesa Road
- No impact to the existing parking spaces and landscape

## 3: OPPOSITE

- Distinction in use. North restrooms will have a direct connection to car and bike parking. The existing remains visually connected to downtown.
- Least disruption during construction. The existing restrooms and some of the parking can remain in use
- Heaviest impact on the north landscape
- No significant impact on the view from Mesa Lane.



# Matrix Comparison



**DESIGN OPTION 1  
MIRRORED**



**DESIGN OPTION 2  
SIDE BY SIDE**

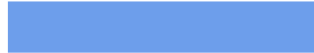
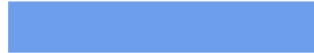


**DESIGN OPTION 3  
OPPOSITE**

Cost Impact



Existing Site Disruption



Aesthetics / Visual Impact



User Experience / Circulation



Wastewater Impact

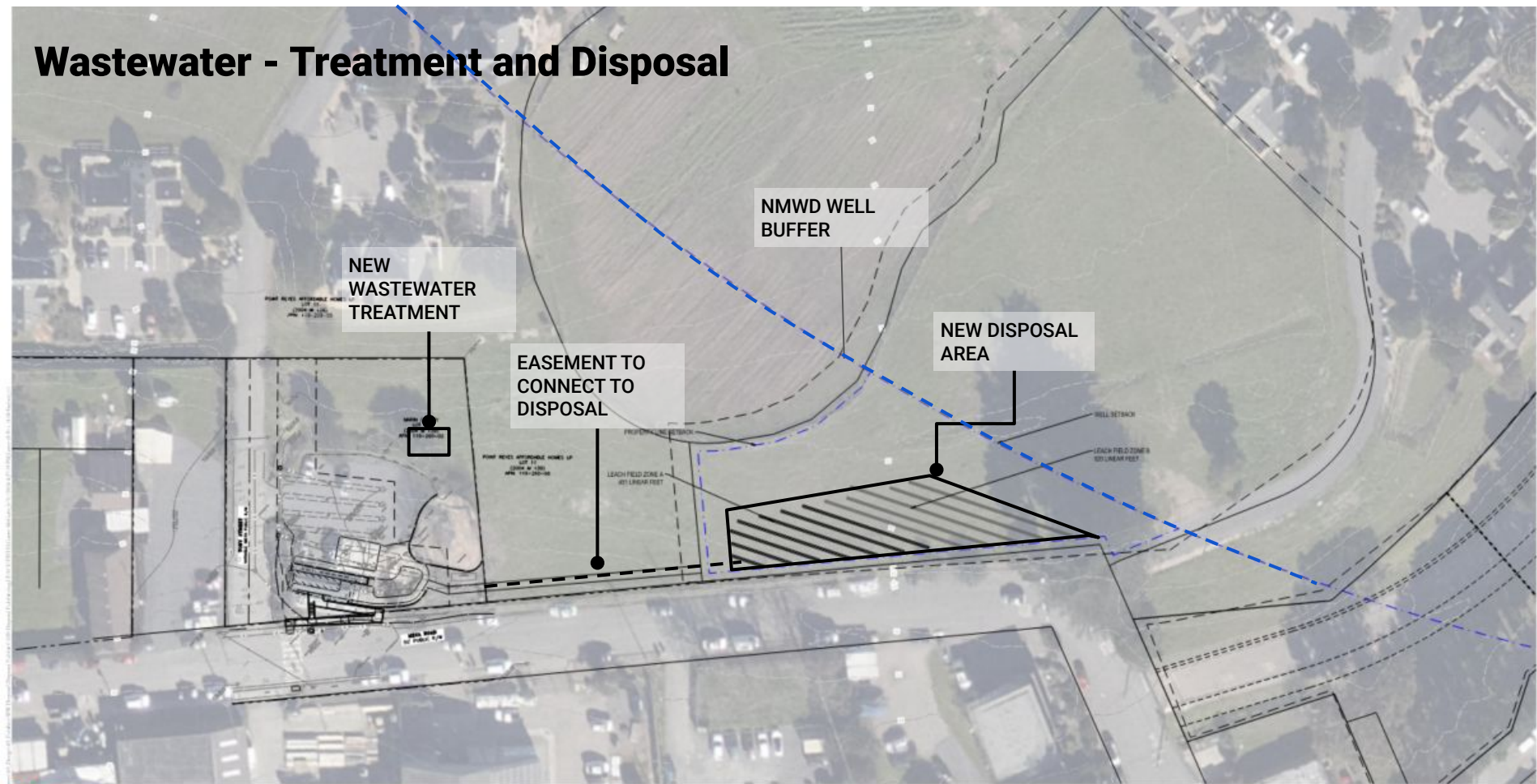


Stormwater Impact



# Wastewater

# Wastewater - Treatment and Disposal



# Wastewater Option A - Supplemental Treatment



Two treatment units are shown in the photo above. The proposed system at restroom would consist of one (1) AX-MAX unit with a buried primary tank (shown at left).

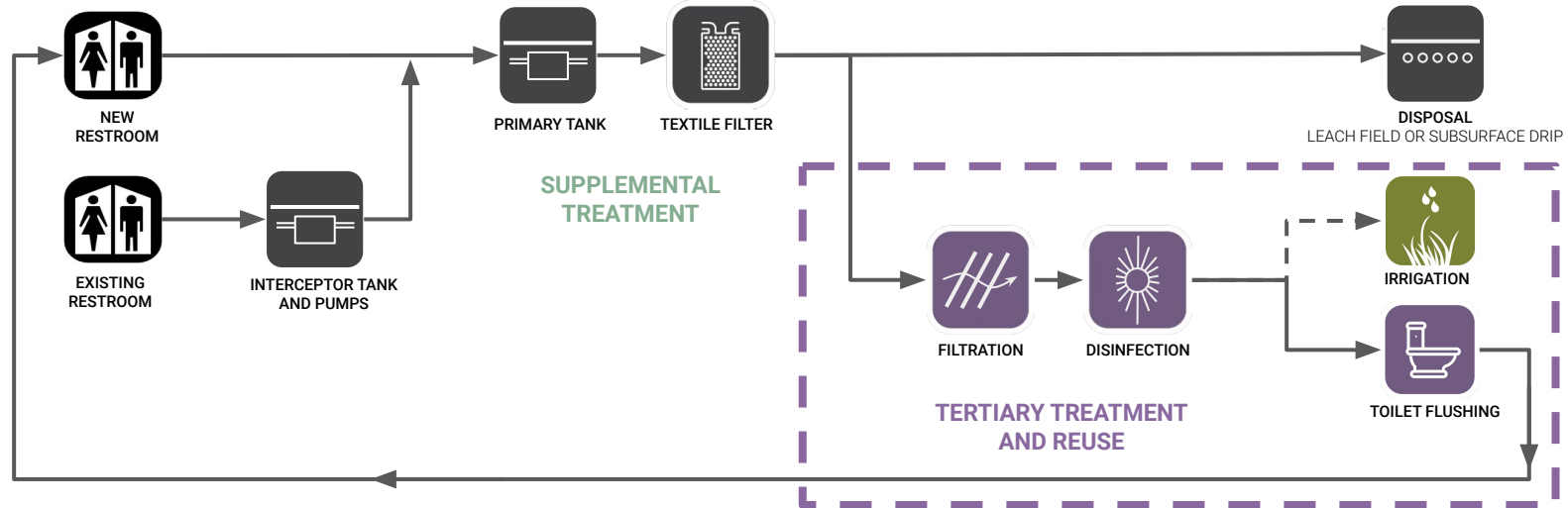
# Wastewater Option B - Water Reuse

**Supplemental Treatment** provides the same level of treatment as the existing system.

- Baseline treatment required by County LAMP
- Optimizes disposal area to fit outside of the NWMD buffer

**Title 22 Reuse** treats wastewater to high level of treatment.

- Requires expanded treatment footprint.
- Ability to reuse water for irrigation and toilet flushing.
- Same as **supplemental treatment** train with the addition of **tertiary treatment**.
- Still requires disposal area for backup/redundancy.
- Additional operational and monitoring requirements.



# Next Steps

# Next Steps

Community Feedback period	1-2 weeks
Select Preferred Schematic Design Alternative	Early Summer
Start 30% Design. Engage subconsultants (electrical, structural, HVAC/plumbing)	Early Summer
2nd Community Meeting	Mid-Summer
Draft 30% Design	Mid-Summer
Cost Estimate	Early Fall
3rd and Final Community Meeting	Early Fall
Deliver Final Design and Cost Estimate	Fall

# Thank you

**Contact:**

Craig Richardson, Marin County Parks

[craig.richardson@marincounty.gov](mailto:craig.richardson@marincounty.gov)

(415) 473-7057

**Link to form for community feedback  
on alternatives:**

<https://forms.gle/MqC94gtBS6ukXzF56>