

REVITALIZING

the BROOKS THEATER



For decades, Oceanside Theatre Company (OTC) has been rooted in the vision of community champions who believed in the power of the arts to shape a vibrant Oceanside. Leaders such as Colleen O'Harra, Hattie "Sunshine" Brooks, and founding supporters including Christopher & Tracy Williams laid the foundation for what has become one of North County's most important cultural institutions, The Brooks Theater. Their early commitment created the platform for OTC's continued growth and impact.

Transforming the Brooks into a True Performing Arts Center

Building on this foundation, OTC has grown programming at the Brooks to be a true **7-days-a-week Performing Arts Center**, bringing theater, film, music, dance, comedy, literary arts, and visual arts to thousands of community members and visitors each year. Under OTC's stewardship, the Brooks has become a lively creative hub—supporting local artists, elevating regional talent, and connecting audiences of all ages.

A Strong Public-Private Partnership

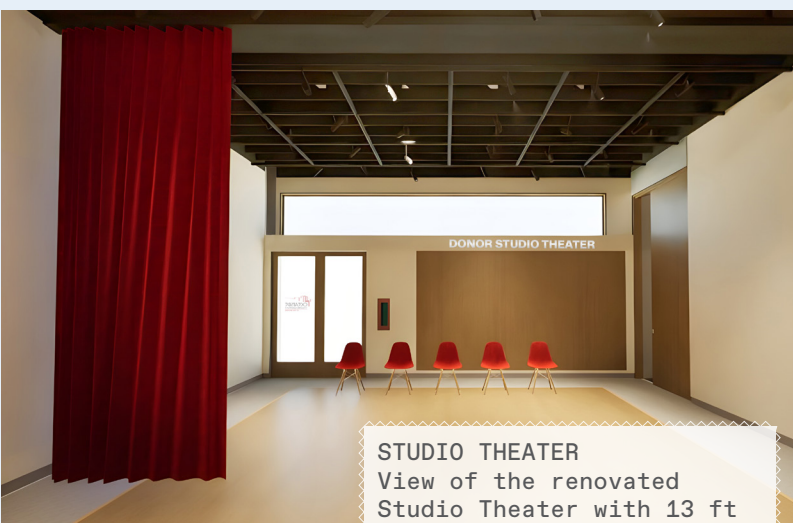
The City of Oceanside has reaffirmed its long-term commitment to OTC and the Brooks Theater through:

- A **20-year lease agreement**, ensuring stability for future growth
- A **\$500,000 lead gift** to launch renovation of the **restrooms, lobby, and Studio 219 black box theater**

This significant public investment signals the City's belief in the arts as economic, cultural, and community drivers.

Excellence Recognized Regionally

OTC's artistic growth has reached new heights, with three nominations for the **Craig Noel Awards**—San Diego County's highest theater honor recognizing excellence in professional theater. This recognition places OTC among the region's best theater companies.



STUDIO THEATER
View of the renovated Studio Theater with 13 ft ceiling height and historic glass clerestory restored



Expanding Access for Youth and Schools

At a time when arts programs are disappearing nationwide and regional theaters are closing, OTC is expanding its youth offerings, extending theater education into local schools, and providing hands-on opportunities for the next generation of performers, designers, and storytellers. As many regional theaters across the country face closures, OTC stands as a **beacon of hope**, proving that community-centered arts organizations can not only survive but thrive.

Why Renovate Now?

The renovation of the Brooks Theater will:

- **Triple the number of restrooms** and improve **accessibility**
- Create a **welcoming, flexible lobby** for pre-show and rental events
- **Upgrade the Studio 219 Theater** into a professional, multi-use performance, rehearsal and rental space
- Ensure the theater can continue serving Oceanside for the **next 20+ years**

With City support and community leadership, OTC is poised to transform the Brooks into a cultural destination worthy of Oceanside’s growing arts ecosystem.



A WELCOMING LOBBY
New Passages from the Lobby to the Studio Theater and a New Concessions area create a welcoming, flexible entry that nods to the Theater’s Art Deco Heritage.

THE NUMBERS

PROJECT BUDGET (Phase 1 & 2)

SOFT COSTS \$245,000
Permitting, Inspections, Architecture & Engineering, Campaign Consulting

HARD COSTS
Construction \$1,700,000
Contingency (15%) \$255,000

TOTAL (Phase 1 & 2) \$2,200,000

PHASE 1 ONLY BUDGET

SOFT COSTS \$60,000
Permitting, Inspections, Architecture & Engineering, Campaign Consulting

HARD COSTS
Construction \$750,000
Contingency (10%) \$75,000

TOTAL (Phase 1 Only) \$885,000

JOIN US IN
REVITALIZING
THE BROOKS!

for more details
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