

RECREATION & PARKS | ROSSI POOL RENOVATION PROJECT

Community Meeting - 4
June 6, 2017



Project Manager

Levi Conover, RPD Capital
Toks Ajike, RPD Capital Oversight

Design Team

Public Works BDC , Architecture

Will Kwan , Project Architect
Rafael Gutierrez, Job Captain
Edward Chin, Landscape Architect

Public Works IDC , Engineering

Janey Chan, Structural Engineer
Stephen Liu, Structural Engineer
Kin Lau, Mechanical/Plumbing Engineer
May Chan, Mechanical/Plumbing Engineer
Earl Gaffud, Electrical Engineer

Aquatic Design Group

Justin Caron , Pool Consultant



GROUND RULES

- PLEASE SIGN
- TURN OFF CELL PHONES
- DIRECT COMMENTS TO THE FACILITATOR
- RAISE YOUR HAND TO SPEAK
- KEEP TO THE AGENDA
- PLEASE HOLD ALL QUESTIONS FOR THE END

AGENDA

- WELCOME, INTRODUCTIONS, AND OBJECTIVES
- **PART 1: 2012 PARKS BOND & PROJECT OVERVIEW**
- **PART 2: CONCEPT DESIGN**
- **PART 3: FEEDBACK**

MEETING OBJECTIVES

- PRESENT OVERVIEW OF PREVIOUS PUBLIC FEEDBACK
- PRESENT CONCEPT DESIGN PROPOSAL
- OBTAIN ADDITIONAL COMMUNITY FEEDBACK

PART 1

2012 PARKS BOND & PROJECT OVERVIEW

BOND OVERVIEW

2012 Clean & Safe Neighborhood Parks Bond Program Summary

In November of 2012, the citizens of San Francisco passed Proposition B, \$195 M General Obligation Bond, known as the 2012 Clean and Safe Neighborhood Parks Bond.

The \$195M in bond funding is divided into two allocations based on the jurisdiction of the parks and facilities scheduled to receive funding, with \$160.5M committed to the Recreation and Parks Department and \$34.5M dedicated to the San Francisco Port.

The objectives of this bond program are:

- Fix and improve specified neighborhood parks
- Renovate parks and playgrounds in poor physical condition
- Improve trails, forestry, and implement water conservation
- Improve park open space and habitat in Golden Gate Park, McLaren Park, and Lake Merced
- Attract matching community and philanthropic support

BOND OVERVIEW

2012 Clean and Safe Neighborhood Parks Bond Budget Summary

Neighborhood Parks (includes pool renovations)	\$99
Waterfront (Port Projects)	\$34.5
Failing Playgrounds	\$15.5
Community Opportunity Grants	\$12
Park Forestry, Trails, and Water Conservation	\$13
Citywide Programs (GGP/McLaren Park/Lake Merced)	\$21
TOTAL	\$195M
Rossi Pool Renovation	\$8.2M

COMMUNITY ENGAGEMENT, SCHEDULE & BUDGET

COMMUNITY MEETINGS (3 OR MORE) DECEMBER 2015 – JUNE 2017:

- **MEETING #1:** INTRODUCTION & PUBLIC INPUT (held March 30, 2016)
- **MEETING #2:** DRAFT PLAN & PUBLIC INPUT (June 18, 2016)
- **MEETING #3:** PRESENTATION OF CONCEPT PLAN (January 18, 2017)
- **MEETING #4:** PRESENTATION OF UPDATED CONCEPT PLAN (TODAY)

PROJECT BUDGET \$8.2M:

Estimated Construction Budget: \$5.5M

Estimated Soft Cost Budget: \$2.7M

Includes:

- Project management
- Architectural and engineering design services
- Construction management
- Permits, surveys, reports
- Art Enrichment
- Testing and regulatory agencies review fees

TENTATIVE PROJECT SCHEDULE:

Commission Approval: Summer 2017

Design Completion & Construction Bid: Spring 2018

Construction Schedule – 14 months, following Garfield Pool Construction

PROJECT OBJECTIVES

Identify opportunities to improve the pool facility, increase programming, and upgrade the building for accessibility and increased structural integrity.

Identify opportunities to increase programming

Develop plans to include a community Room

Provide increased seating for Parents

Create improved pool visibility from office

Develop a project plan utilizing:

- Community input
- Rec & Park Strategic Plan programming goals
- Aquatics division goals

Through a historically sensitive renovation of the Angelo J. Rossi pool facility, the Recreation and Park Department aims to create a vibrant community aquatic center that welcomes a diversity of pool users. As part of the project, we have established the following goals:

- Create a vibrant community aquatic center that appeals to a variety of pool users and reflects the diversity of the community.
- Create a welcoming and universally accessible main entry.
- Improve & upgrade interior entry lobby, locker rooms, and staff areas.
- Improve indoor air quality and thermal comfort.
- Provide seismic strengthening that fits within the building fabric.
- Provide accessible accommodations to all pool building amenities.
- LEED Gold

PREVIOUS COMMUNITY MEETING COMMENTS

WHAT THE COMMUNITY LIKES ABOUT ROSSI POOL

- Length (33 meters) and Width of pool
 - Lap Swim
- The Staff and Lifeguards
- Easily accessible
 - Location / times
- Temperature of water, “nice and cold.”
- Natural light during the day
- The Bleachers
- Neighborhood feel
- Senior Swim
- Affordability
- Everything

PRIORITIES

- Lap Swim
- Sauna
- Workout

CONCERNS AND DESIRED IMPROVEMENTS

- Outdated locker rooms
- Underwater speakers
- Sauna
- Showers
- Dirty
 - Water can get murky
 - Better filters
- Sanitation
- Soap/shampoo/lotion dispensers
- Larger/new windows
 - Better airflow
- No bulkhead

PART 2

CONCEPT DESIGN



EXISTING POOL BUILDING

ANZA STREET

ARGUELLO BOULEVARD

EDWARD ST.

TURK STREET

ROSSI AVENUE

STANYAN STREET

PROJECT SITE





ANGELO ROSSI POOL:

- Date constructed: designed in 1956, dedicated in 1957
- Designed by Architect: H.C. Baumann

POTENTIAL ASSOCIATED HISTORIC CONTEXT/THEME:

- Post-war upgrade and expansion of city's recreational facilities
- Association with architect/engineer
- Modernism in SF.

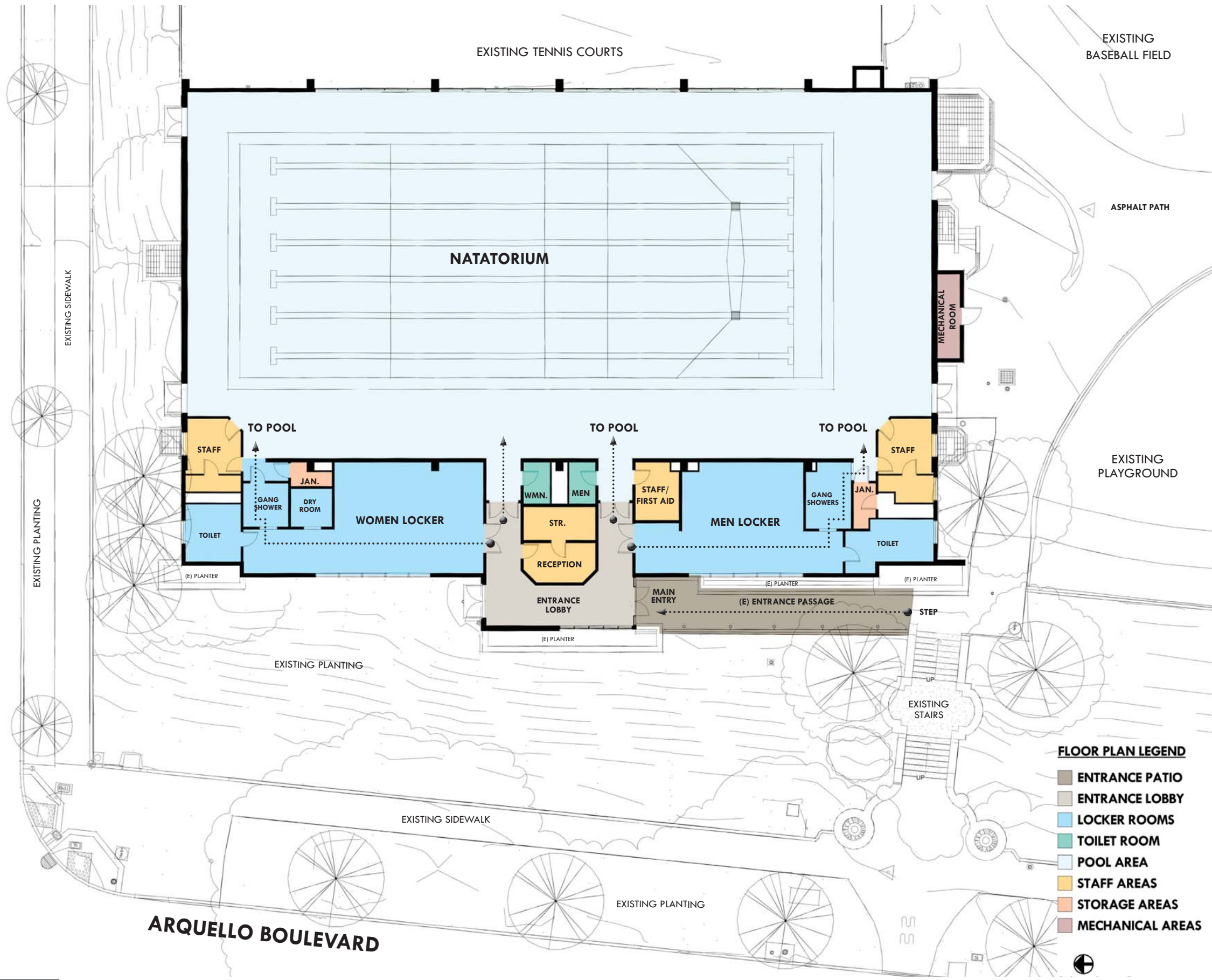


CHARACTER DEFINING FEATURES AS DEFINED BY THE 2012 SF PARKS BOND CATEX:

- Rectangular building form.
- Angled roof and broad eave overhangs.
- Bands of aluminum sash windows.
- Scored architectural concrete exterior wall finish.
- Stone veneer at entry area and front planters (west elevation).
- Wood trellis and inset "Rossi Recreation Center" lettering at west elevation.
- Fluted concrete around door openings and at wall base (north and south elevations).
- Basic interior circulation (entry area, access to locker rooms from entry area, access to pool from locker rooms).
- Open plan and expanse of interior pool area.
- glazed blue terra cotta coping and scum gutter, and square terra cotta tiles around pool perimeter.
- Glazed tile wainscot in pool area/locker rooms.
- Open interior roof structure in pool area.



ANZA STREET



FLOOR PLAN LEGEND

- ENTRANCE PATIO
- ENTRANCE LOBBY
- LOCKER ROOMS
- TOILET ROOM
- POOL AREA
- STAFF AREAS
- STORAGE AREAS
- MECHANICAL AREAS

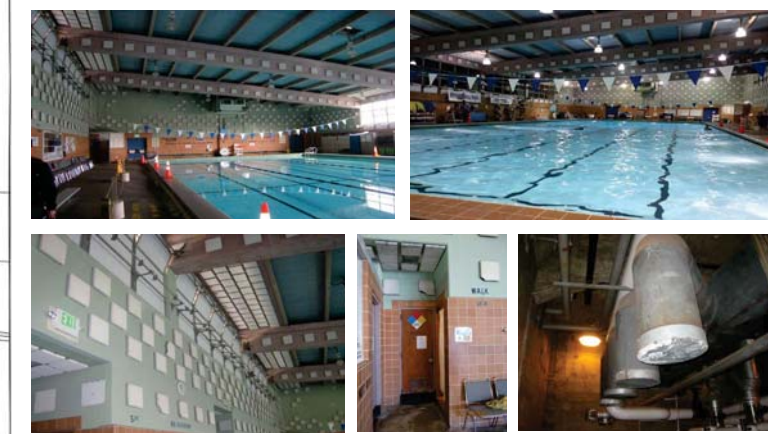
EXISTING SITE & POOL BUILDING CONSTRAINTS

- SITE**
- LIMITED ACCESSIBLE ACCESS TO THE POOL BUILDING.
 - LACK OF VISIBILITY OF THE POOL ENTRY.
 - LACK OF ENTRY LIGHTING.



NATATORIUM

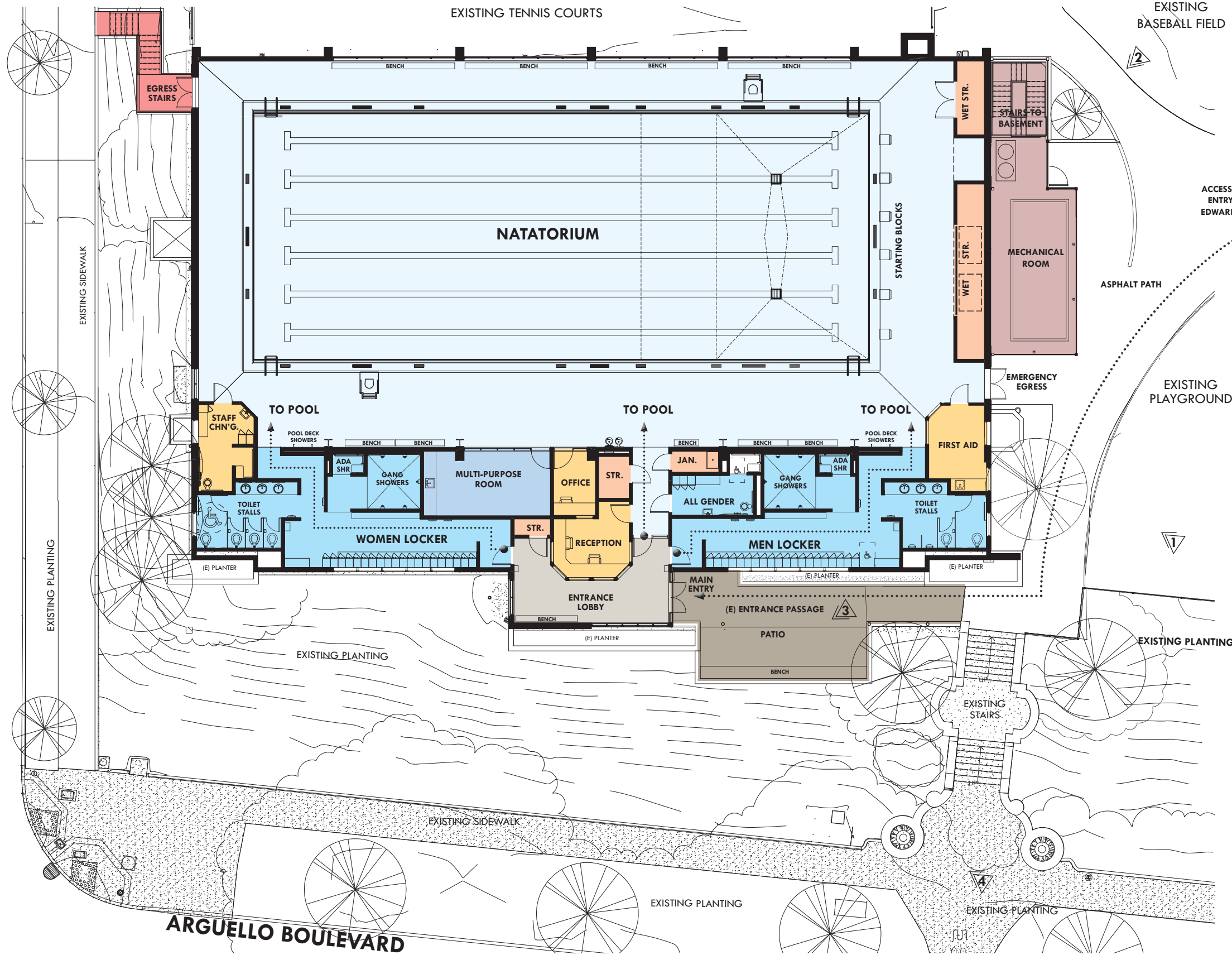
- LIMITED AND UNBALANCED NATURAL DAYLIGHT.
- DETERIORATING POOL FINISHES AND EQUIPMENT.
- LACK OF ADA ACCESSIBILITY FEATURES
- OUTDATED MECHANICAL SYSTEM.



LOCKER ROOMS & STAFF AREAS

- LIMITED ADA ACCESSIBILITY.
- LIMITED AND WORN LOCKERS.
- WORN FINISHES.





THROUGH A HISTORICALLY SENSITIVE RENOVATION OF THE ANGELO J. ROSSI POOL FACILITY, THE RECREATION AND PARK DEPARTMENT AIMS TO CREATE A VIBRANT COMMUNITY AQUATIC CENTER THAT WELCOMES A DIVERSITY OF POOL USERS. AS PART OF THE PROJECT, WE HAVE ESTABLISHED THE FOLLOWING GOALS:

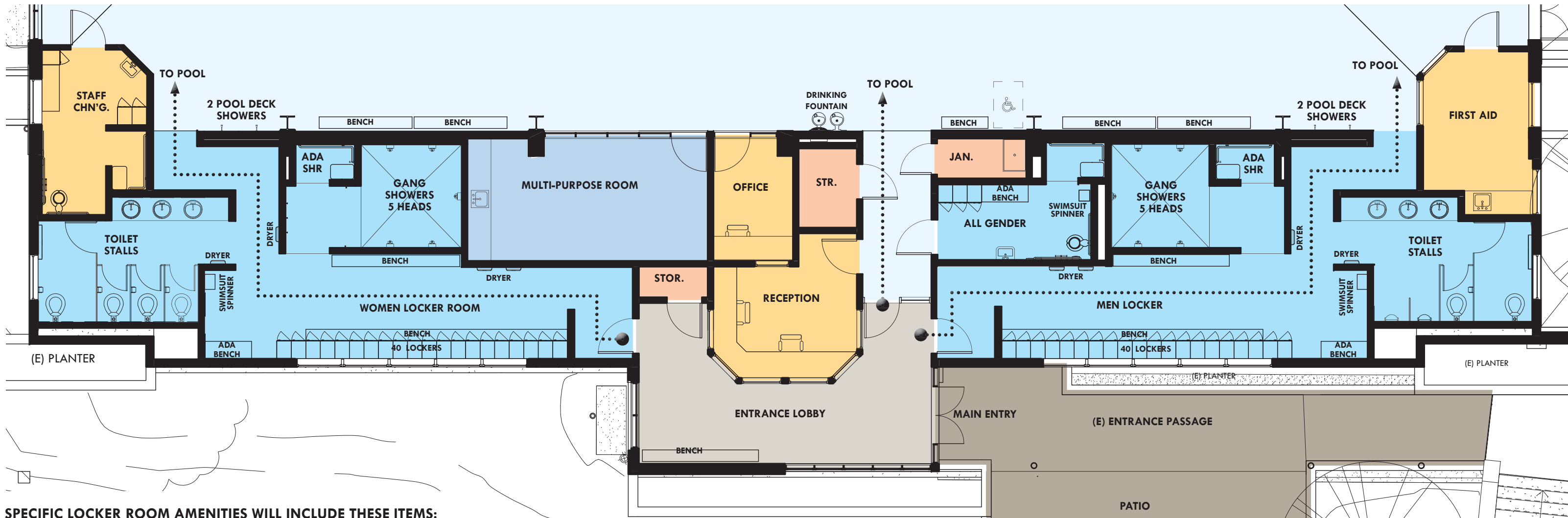
- CREATE A WELCOMING AND UNIVERSALLY ACCESSIBLE MAIN ENTRY.
- IMPROVE & UPGRADE INTERIOR ENTRY LOBBY, LOCKER ROOMS, AND STAFF AREAS.
- ENHANCE INDOOR AIR QUALITY AND THERMAL COMFORT
- PROVIDE SEISMIC STRENGTHENING THAT FITS WITHIN THE BUILDING FABRIC.
- PROVIDE ACCESSIBLE ACCOMMODATIONS TO ALL POOL BUILDING AMENITIES.
- LEED GOLD CERTIFICATION.

SPECIFIC BUILDING IMPROVEMENTS WILL INCLUDE THESE ITEMS:

- ACCESSIBLE ENTRANCE PASSAGE.
- NEW PATIO WITH SITING AREA.
- NEW MULTI-PURPOSE ROOM - 212 SG.FT. (10'-6" X 20'-8")
- RENOVATED LOCKER ROOMS - 40 LOCKERS, 4 SINGLE STALL SHOWERS (1 ACCESSIBLE, 3 STANDARD), 4 TOILET STALLS (1 ACCESSIBLE, 3 STANDARD) PER GENDER.
- 1 ALL GENDER SINGLE USER CHANGING ROOM WITH 6 LOCKERS, 1 SHOWER, AND 1 WATER CLOSET.
- INCREASED STORAGE FOR POOL EQUIPMENT.
- POOL DECK SHOWERS, BENCHES, & DRINKING FOUNTAIN.
- WINDOW REPLACEMENT WITH NEW OPERABLE, ENERGY EFFICIENT WINDOWS.
- NEW MECHANICAL ROOM WITH DEHUMIDIFICATION UNIT.
- NEW SURGE TANK AND POOL EQUIPMENT IN BASEMENT.

FLOOR PLAN LEGEND

- ENTRANCE PATIO WITH SITING AREA
- ENTRANCE LOBBY
- LOCKER ROOMS
- POOL AREA
- MULTI-PURPOSE ROOM
- STAFF AREAS
- STORAGE AREAS
- MECHANICAL AREAS
- EMERGENCY EGRESS STAIRS



SPECIFIC LOCKER ROOM AMENITIES WILL INCLUDE THESE ITEMS:

	EXISTING MEN	EXISTING WOMEN	TOTAL EXISTING	NEW MEN	NEW WOMEN	NEW ALL GENDER	TOTAL NEW
LOCKERS	35	63	98	40	40	6	86
BENCH	36 L.F.	36 L.F.	72 L.F.	37 L.F.	37 L.F.	4 L.F.	77 L.F.
HAND DRYERS	0	0	0	2	2	1	5
HAIR DRYERS	0	1	1	2	2	1	5
SWIM SUIT SPINNER	0	0	0	1	1	1	3
SHOWER (HEADS)	4	4	8	6	6	1	13
POOL DECK SHOWER	0	0	0	2	2	0	4
TOTAL SHOWERS			8				17
WATER CLOSET	2	3	5	2	4	1	7
URINAL	2	0	2	2	0	0	2
LAVATORY	2	3	5	3	3	1	7

- FLOOR PLAN LEGEND**
- ENTRANCE PATIO WITH SITING AREA
 - ENTRANCE LOBBY
 - LOCKER ROOMS
 - POOL AREA
 - MULTI-PURPOSE ROOM
 - STAFF AREAS
 - STORAGE AREAS
 - MECHANICAL AREAS
 - EMERGENCY EGRESS STAIRS
-



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION



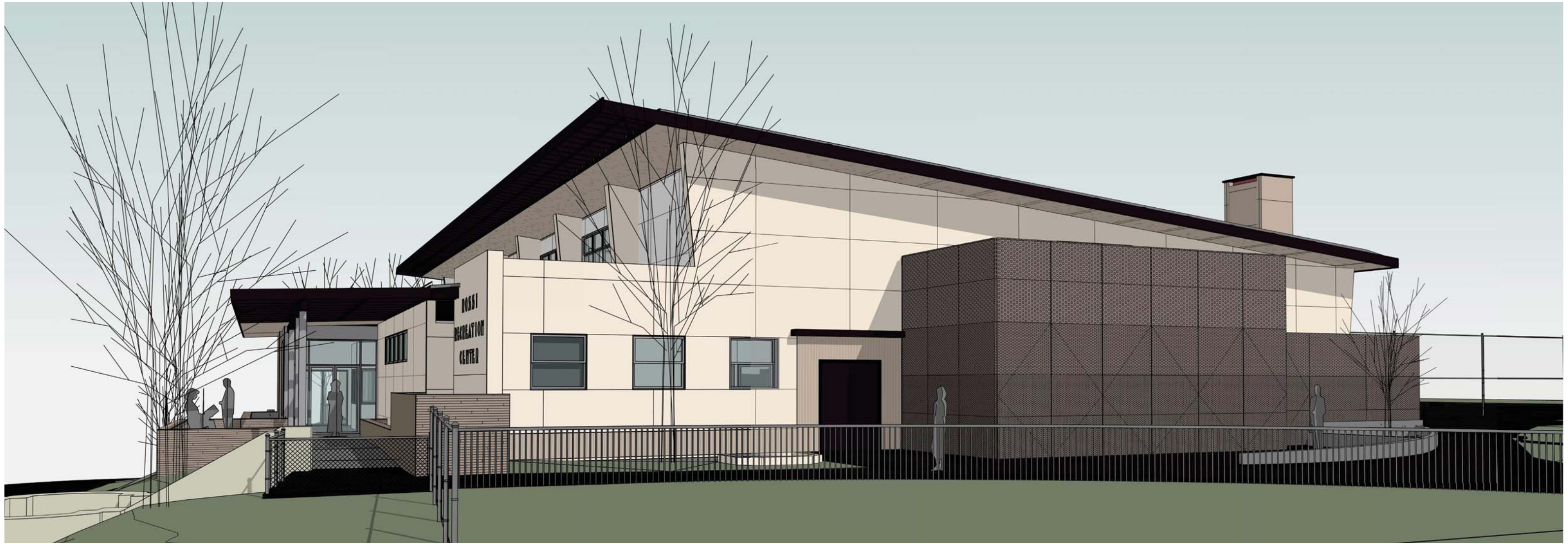
PROPOSED WEST ELEVATION



EXISTING EAST ELEVATION

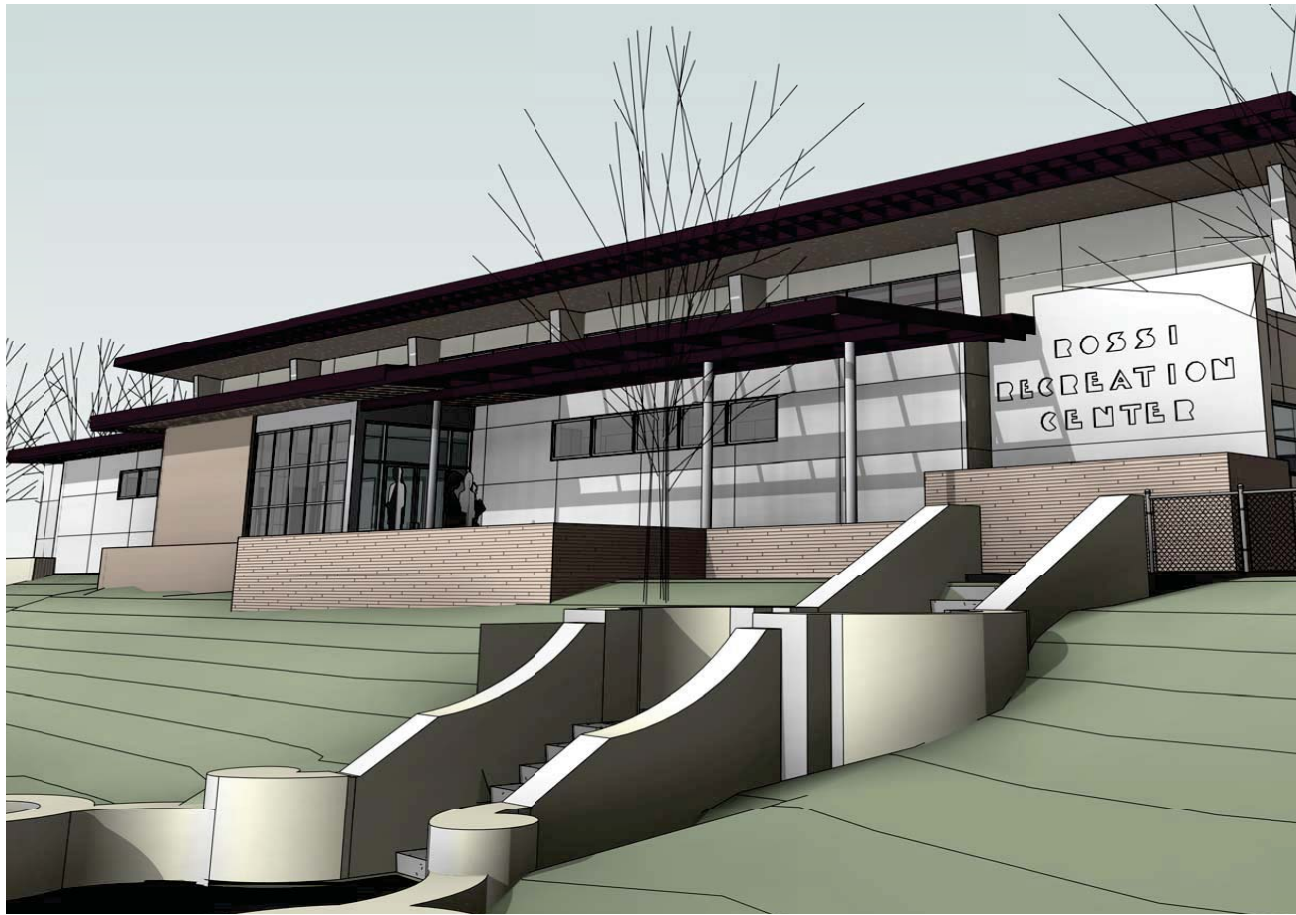


PROPOSED EAST ELEVATION



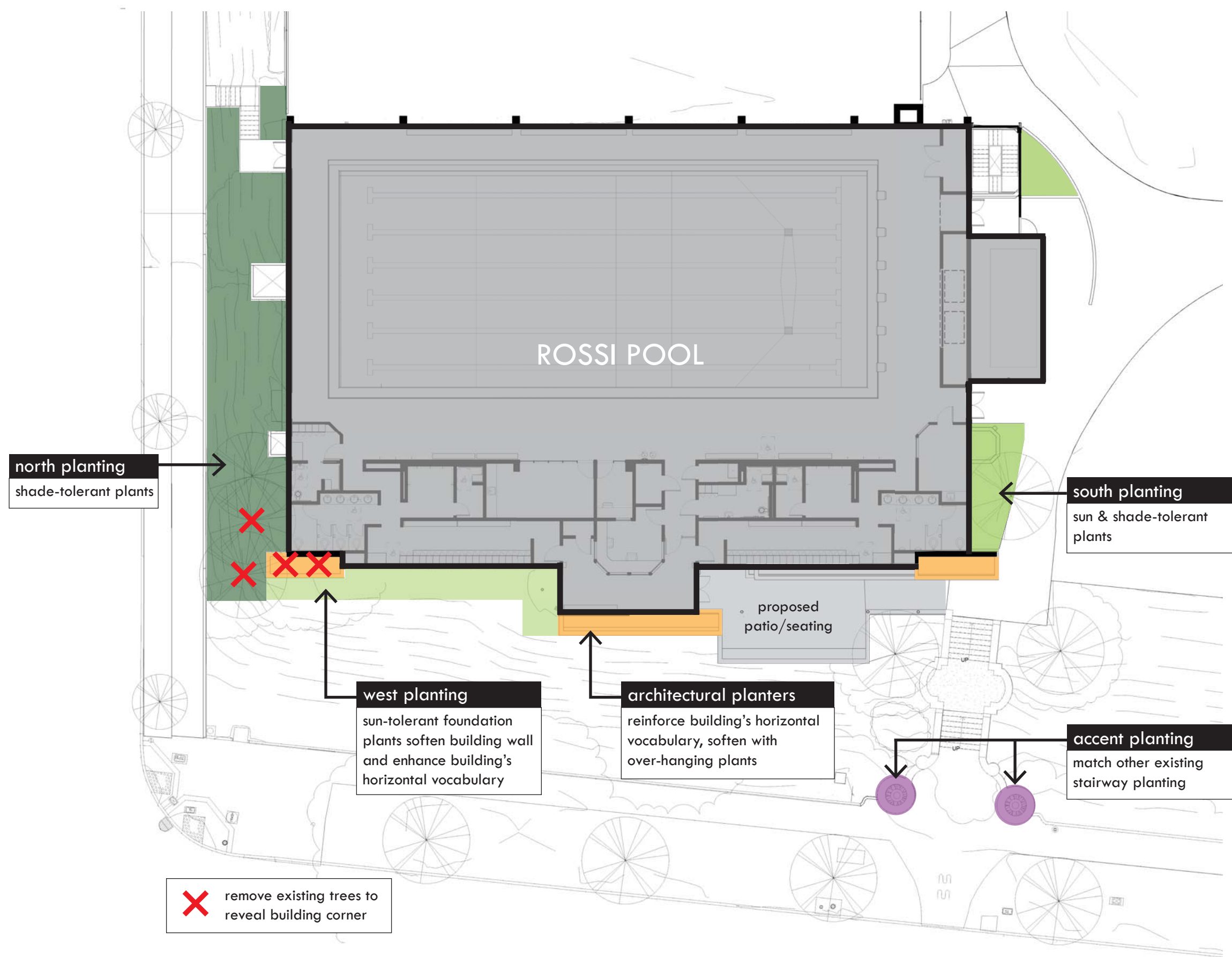
PERFORATED METAL PANEL MECHANICAL ENCLOSURE





EXTERIOR PERSPECTIVES

Building Design & Construction



NORTH PLANTING



HART'S TONGUE FERN
Asplenium scolopendrium
NA
1 - 2 ft



ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft



CALIFORNIA SWORD FERN
Polystichum munitum
NA
2 - 3 ft



DWARF HONEY FLOWER
Melianthus minor
winter/spring
6 - 8 ft

WEST PLANTING



CARPET MANZANITA
Arctostaphylos uva-ursi
summer
1 - 2 ft



CREeping MAHONIA
Mahonia repens
spring
1.5 - 2 ft



SUNSHINE CONEBRUSH
Leucadendron jester
winter - spring
4 - 5 ft

SOUTH PLANTING



BLUE CHALK STICKS
Senecio mandraliscae
summer
1 - 2 ft



ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft



CLEVELAND SAGE
Salvia clevelandii
summer
4 - 5 ft

ARCHITECTURAL PLANTING



CARPET GERANIUM
Geranium incanum
spring/fall
less than 1 ft



ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft



PARROT'S BEAK
Lotus berthelotii
spring
2 - 3 ft



LYME GRASS
Leymus condensatus
summer
2 - 3 ft

ACCENT PLANTING



NEW ZEALAND FLAX
Phormium tenax
spring/summer
4 - 6 ft



CARPET GERANIUM
Geranium incanum
spring/fall
less than 1 ft

PART 3

FEEDBACK

THANK YOU!

Please submit additional comments to:

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Project website: <http://sfrecpark.org/project/angelo-j-rossi-pool-improvement-project/>