Portsmouth Square
Restroom Replacement
Community Meeting #4

October 4, 2012
Welcome
欢迎
• Welcome
• Ground Rules
• Purpose of Meeting
• Project Background
• Program Requirements
• Planning Process & Schedule
• Project History
• Community Meeting Comments
• Design Presentation
• Public Comments & Discussions
• Next Steps
Ground Rules

- Keep to the agenda
- Turn off cell phones & pagers
- Disruptions will NOT be tolerated
- Raise your hand to speak
- Direct comments to the facilitator

Working together will make this a productive meeting!
Purpose of Meeting

To review and provide feedback on proposed floor plans, placement and designs for a new restroom facility at Portsmouth Square.

(Please direct facility maintenance questions to Carol Sionkowski at Carol.Sionkowski@sfgov.org. Thank you.)
Project Background

• 2008 “Clean and Safe” Park Bond
  • Restroom Program
  • $11.4 million
  • 21 existing sites
  • Renovate, replace and new
  • $650,000 construction for Portsmouth Sq.

• Project Team (Marvin Yee, Project Manager)
  • Recreation and Park Dept.
  • Chinatown CDC
  • Hamilton+Aitken Architects
Program Requirements

• Increase capacity
• Ensure user privacy
• Maintain storage
• Preserve performance space
• Consider pedestrian circulation
• Avoid hidden spaces
Planning Process & Schedule

• Community Meetings
  • Meeting #1 – Introduction and Public Input
  • Meeting #2 (8/30/12) – Massing Studies and Design Ideas
  • Meeting #3 (9/20/12) – Plan and Design Alternatives
  • Meeting #4 (10/4/12) – Final Plan and Design

• Commission Approval (Oct 2012)
• Construction Documents (Oct 2012 – Feb 2013)
• Bid and Award (Mar – Jun 2013)
• Construction (Aug – Dec 2013)
• Completion – Grand Opening !!!
Project History

• Preliminary Planning
  • Site Analysis
  • RPD Staff
• Neighborhood Organizations
  • Chinatown CDC
  • Self-Help for the Elderly
  • Portsmouth Square Garage
  • Chinese for Affirmative Action
• Community Meetings
Community Meeting #2
Summary of Comments

• Functionality of restrooms a priority
• Vandal resistant
• Maintainable
• Optimal use of natural ventilation & lighting
• Energy conservation
• Design an interesting wall façade
• Consider elevation along Walter Lum Place
Community Meeting #3
Summary of Comments

- Improve user flow through restrooms
- Optimize user capacity
- Preserve performance stage area
- Keep pigeons off building
- Deter graffiti
- Avoid planting bamboo
- Provide maintenance access
Community Meeting #3

Unincorporated Comments

• Build a second story or a living roof
  ➢ budget constraint
• Install solar panels
  ➢ negligible benefit
• Replicate existing architecture
  ➢ budget constraint
  ➢ existing pigeon problem
  ➢ difficult to match materials
  ➢ aesthetics for Civic Design Review
• Group urinals and group sinks
  ➢ privacy concerns
  ➢ ADA clearance requirements
Summary of Meeting #3
Landscape Design Comments

• Consider alternative plant materials to bamboo.
• Add more benches and plants.
• Change the SW stairs at Walter Lum to planting instead.
• Enhance and preserve the stage area.
Large Shrubs/Small Trees

Princess Bush
*Tibouchina urvilleana*
Large Shrubs/Small Trees

Pine
Pinus spp.
Flowering Accent

Red Flowering Camellia
Camellia cultivar
Flowering Accent

Quince

*Chaenomeles cultivar*
Thorny Plants

Chines Holly Grape

Mahonia lomariifolia
Thorny Plants

Barberry

*Berberis thunbergii* cultivar
Groundcover

Star Jasmine
*Trachelospermum jasminoides*
Benches and Plants
Site Plan B1
Site Plan B2
Meeting #3 Plan Concerns
Summary of Meeting #3
Building Design Comments

- Arrange restroom fixtures for better circulation
- Increase size to add more & bigger fixtures.
- Design for privacy at doorways, screens, & fixtures
- Preserve the stage area
- Maintain gardener’s truck access from Clay Street
- Design for durability, graffiti and pigeons
- Design roof to fit in with park buildings
Better Circulation
• Mens’ Room: 2 water closets, 3 urinals, and multi-station sink
• Family Room: 1 water closet and 1 sink
• Womens’ Room: 6 water closets, 1 sink, and 1 multi-station sink
More Fixtures Plan B

- Mens’ Room: 2 water closets, 3 urinals, and multi-station sink
- Family Room: 1 water closet and 1 sink
- Womens’ Room: 5 water closets, 1 sink, and 1 multi-station sink
Design for Privacy
Design for Privacy
Design for Privacy
Maintenance-Cleanability

• Glazed CMU
  – Graffiti Proof
  – Many Colors
  – Durable
• Metal Roofing
  – Lightweight
  – Easily Formed
  – Durable
  – Pre-painted
  – More economical than tile
  – Easier to clean
Maintenance-Cleanability

Bird Wire
- Almost Invisible
- Bird Deterrent
Meeting #3 Roof Concepts
Compatible Roof Design
Overall Design Concept
Overall Design Concept
Overall Design Concept
Overall Design Concept