Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

WELCOME TO THE COMMUNITY MEETING

March 7, 2012
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

AGENDA

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 MIN</td>
<td>INTRODUCTIONS</td>
</tr>
<tr>
<td>30 MIN</td>
<td>PRESENTATION</td>
</tr>
<tr>
<td>15 MIN</td>
<td>NEXT STEPS</td>
</tr>
<tr>
<td>30 MIN</td>
<td>QUESTIONS &amp; COMMENTS</td>
</tr>
</tbody>
</table>
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

**PROJECT TEAM:**

**PROJECT MANAGEMENT**
Mary Hobson, Project Manager, Recreation and Parks Department

**PROJECT DESIGN**
Jasmine Kaw, Landscape Architect, Department of Public Works
Nelson Szeto, Architect, Department of Public Works

**PARK OPERATIONS & MAINTENANCE**
Marianne Bertuccelli, Neighborhood Services Area Manager, RPD
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

**TOTAL PROJECT BUDGET** $550,000.00

- **Construction Budget** $412,500.00
  (Primary Construction Contract, Special Construction and Contingency)
- **Project Controls** $137,500.00
  (Design & Engineering, Construction Management, Project Administration & Permits)

**PROJECT SCHEDULE**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start</th>
<th>Finish</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Winter 2011</td>
<td>Spring 2012</td>
<td>+5 months</td>
</tr>
<tr>
<td>Design</td>
<td>Spring 2012</td>
<td>Fall 2012</td>
<td>+4 months</td>
</tr>
<tr>
<td>Bid/Award</td>
<td>Fall 2012</td>
<td>Winter 2012</td>
<td>+3 months</td>
</tr>
<tr>
<td>Construction</td>
<td>Winter 2012</td>
<td>Spring 2013</td>
<td>+6 months</td>
</tr>
</tbody>
</table>

OPEN TO THE PUBLIC: SUMMER 2013
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

Renovation Work Includes:

- New Men’s and Women’s Restrooms
- New Accessible Paths to and from the Restroom
- Signage
- Related Site Improvements
Community Meeting #1
Recap of Community Feedback

- The Annex location was preferred over other proposed locations for the new restroom.

- Expressed desire to demolish the existing restroom building and construct a new restroom structure that is better oriented to the street, safer, and more connected to the park site.

- The “Traditional” restroom building prototype was preferred over the “Contemporary” model.
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Proposed Rossi Restroom Bldg Location

Annex Location
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Proposed Rossi Restroom Bldg: “Traditional” Design
Community Meeting #2
Goals

- Review and confirm the feedback received during Meeting #1.
- Review proposed site plans developed based on that feedback, and select a preferred Site Plan Option.
- Gather feedback on site specific project features, such as fencing, lighting and landscape.
Existing Annex: Site Analysis

- Elevation difference between sidewalk and the east side of the Annex: 1.5 feet. Min. 18 feet of ramp needed.

- Elevation difference between sidewalk and the west side of the Annex: 4 feet. Min. 48 feet of ramp needed.

- Lowest drainage point of Annex: northwest corner.
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Site Plan Option 1
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

Site Plan Option 1
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Site Plan Option 2
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

Site Plan Option 2
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Site Plan Option 3
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Site Plan Option 3
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Fence Layout Alternatives

**Option 1 or 2**

1. Fence @ Back
2. Front & Back Fence
3. Fence @ Front

**Option 3**

1. Fence @ Back
2. Front & Back Fence
3. Fence @ Front
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Fence Alternatives

Option 1

Option 2

Option 3
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

Next Steps:

- **Arts Commission Civic Design Review**
  Monday, March 19 at 3:00 PM
  25 Van Ness Avenue, Suite 70

- **Recreation and Parks Commission Approval of the Final Concept Plan**
  Wednesday, April 4 at 2:00 PM
  City Hall, Room 416

Project Schedule:

<table>
<thead>
<tr>
<th>Spring 2012</th>
<th>Fall 2012</th>
<th>Winter 2012/ Early 2013</th>
<th>Summer 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Meeting 2 3/07</td>
<td>Detailed Design and Bid Complete</td>
<td>Construction Begins</td>
<td>Construction Ends</td>
</tr>
</tbody>
</table>
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project
Rossi Playground Restroom Project

Questions & Comments?
Thank you!

For additional comments/questions, please contact:

Mary Hobson, Project Manager
Recreation and Parks Department
(415) 581-2575
Email: mary.hobson@sfgov.org

PROJECT WEBSITE: www.sfrecpark.org/restroomProject.aspx