DATE: March 23, 2012

TO: Recreation and Park Commission Capital Committee

THRU: Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Capital and Planning Manager

FROM: Mary Hobson, Project Manager

RE: Angelo J. Rossi Playground Restroom Replacement Conceptual Plan Approval

Agenda Item Wording:
Discussion and possible action to approve the Conceptual Design for the Angelo J. Rossi Playground Restroom Replacement Project.

Background / Description:

The 2008 Clean and Safe Neighborhood Park Bond’s Restroom Repair and Replacement Program funds the construction, repair, and renovation of restroom facilities. Many of the city park’s restrooms are old, need repair and are poorly designed for maintenance and proper supervision. Following the passage of the 2008 Clean & Safe Neighborhood Park Bond, the Recreation & Parks Commission appointed a Restroom Taskforce to work with staff and the community to develop recommendations for which restrooms should be renovated, replaced or added under the $11.4 million program. In 2009 the Taskforce issued its report which identified 21 park sites to received funding to either renovate or replace their aging freestanding restrooms. An additional 8 sites were identified as needing new restrooms. Funding for those sites will be made available if there is a balance of funds in the program after the initial 21 are completed. The program is broken down into 4 site-groups, each group consisting of 3 to 4 project sites. Projects in Group 4, which includes Alamo Square, Angelo Rossi Playground, Washington Square, and Buena Vista Park, were initiated in early 2012 and are anticipated to be completed by the end of 2012.

The planning process for the project at Rossi Playground was initiated in January 2012. Angelo J. Rossi Playground is located in the City’s Richmond District (D1). The main park site is 6.535 acres bound by Arguello Street, Geary Blvd., Rossi Street and Edward Street. Rossi Playground also includes a non-contiguous parcel, which houses the current restroom facility, known as the Edward Street Annex.
The first of two community meetings was held on February 1, during which the design team presented the community with 6 potential building sites: 5 potential locations on the main Rossi Playground site, and one location on the Edward Street Annex site. Each site was evaluated by the group on a variety of criteria including: 1) Site Context-Aesthetic Fit; 2) Convenience to Users; 3) Ease of Utility Connections; 4) Accessibility; and 5) Visibility-Ease of Monitoring. At the conclusion of the meeting, the group consensus was that a replacement of the existing restroom located on the Edward Street Annex site was the best alternative.

The second meeting was held on March 7. At this meeting the design team presented three potential site plans for the project. Each site plan utilized the pre-approved multi-fixture restroom standard design. The group evaluated each option based on its connection to the existing Annex and to the Playground site across the street. Issues of concern raised by the group included aesthetics, access and circulation, safety and ease of maintenance. The team used the community’s input to develop the proposed concept plan for the replacement project that is presented for Commission approval.

The proposed scope of the project consists of the following:

- Demolition of the existing freestanding restroom structure on the Edward Street Annex site;
- Construction of a new freestanding restroom structure on the Edward Street Annex site utilizing the “traditional” style restroom standard model;
- Construction of a new ADA compliant path of travel from the main Rossi site to the new restroom structure, including a mid-block cross walk, curb-cuts and access ramp from the sidewalk to the finish level of the Annex site;
- Site fencing to enclose the site at night, with separate access gates serving the restroom and the open space areas of the Annex; and
- Associated landscaping and site work.

**Project Funding Plan:**

2008 Clean & Safe Neighborhoods Park Bond $550,000

**Project Budget:**

| Construction, Purchase & Installation | $415,500 |
| Project Controls                      | $137,500 |

**Project Schedule:**

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<thead>
<tr>
<th>Phase</th>
<th>Start</th>
<th>Finish</th>
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<tbody>
<tr>
<td>Schematic Design</td>
<td>Jan 2012</td>
<td>Apr 2012</td>
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<tr>
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<td>Apr 2012</td>
<td>Aug 2012</td>
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<tr>
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<td>Aug 2012</td>
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<td>Nov 2012</td>
<td>May 2013</td>
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<tr>
<td>Closeout</td>
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<td>Sept 2013</td>
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Supported By:
Friends of Rossi Playground, and other park users
Staff

Opposed By:
None known.

Staff Recommendation:
Resolved that this Commission does approve the conceptual plan for the Angelo J. Rossi Playground Restroom Replacement Project.

Public Outreach:
Community Meeting No. 1, 02/01/12
Community Meeting No. 2, 03/07/12

People to Notify:
Angelo J. Rossi Playground Project mailing list

Attachments:
Lafayette Park Conceptual Plan
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Concept Plan

Proposed Rossi Restroom Bldg Location

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

Rossi Playground Restroom Project

Proposed Site Plan
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Proposed Rossi Restroom Bldg: “Traditional” Design
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

View of Building from the Rossi Playground Site