



# Portsmouth Square Restroom Replacement Community Meeting #4

*October 4, 2012*



**Welcome**

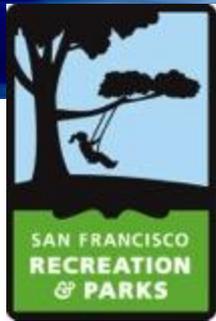
欢迎



# Agenda

- 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



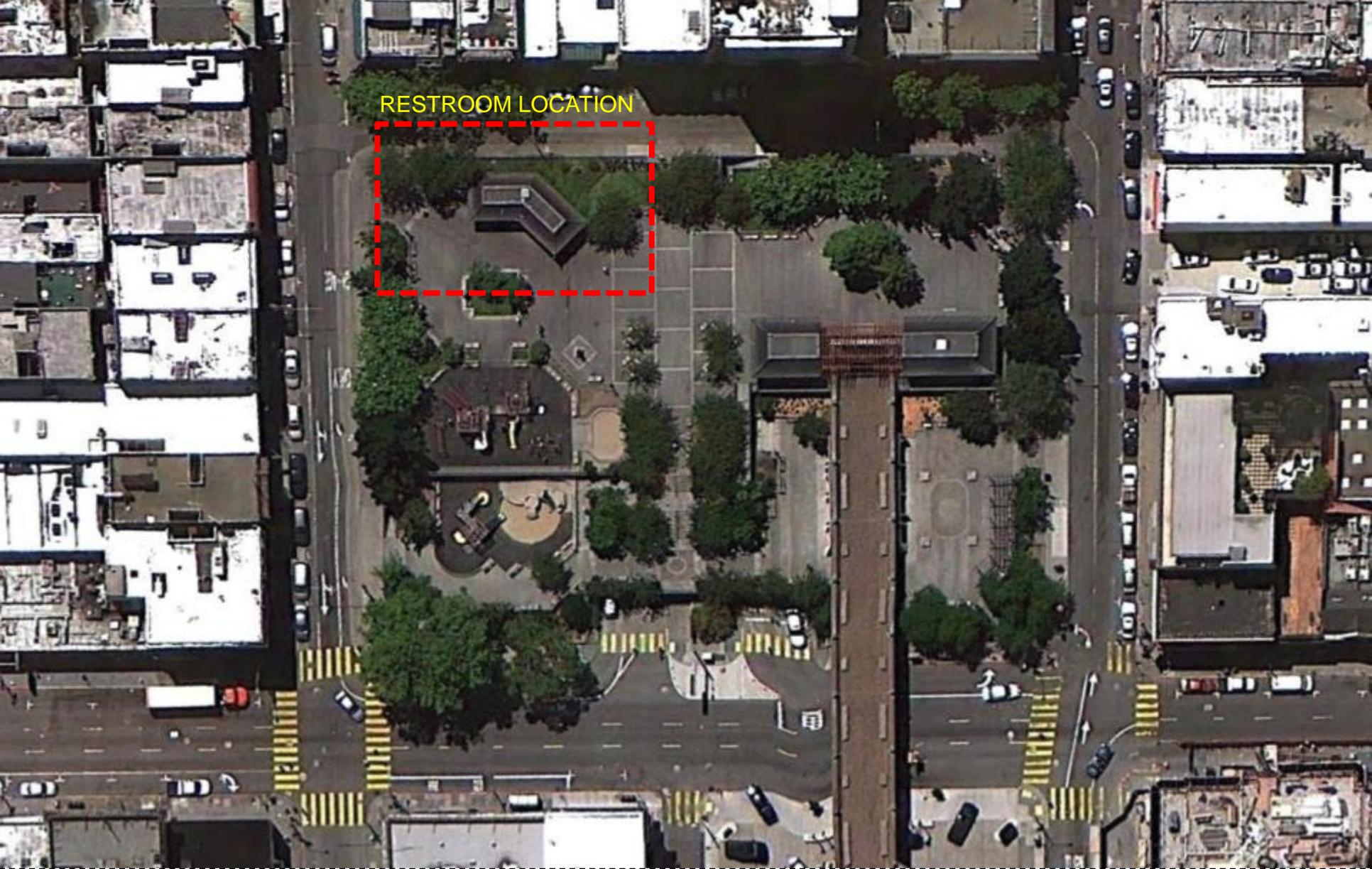


# Ground Rules



- 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!



**AERIAL VIEW**



# 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](mailto: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

## Portsmouth Square Garage



Chinatown Community  
Development Center

華協中心





# 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



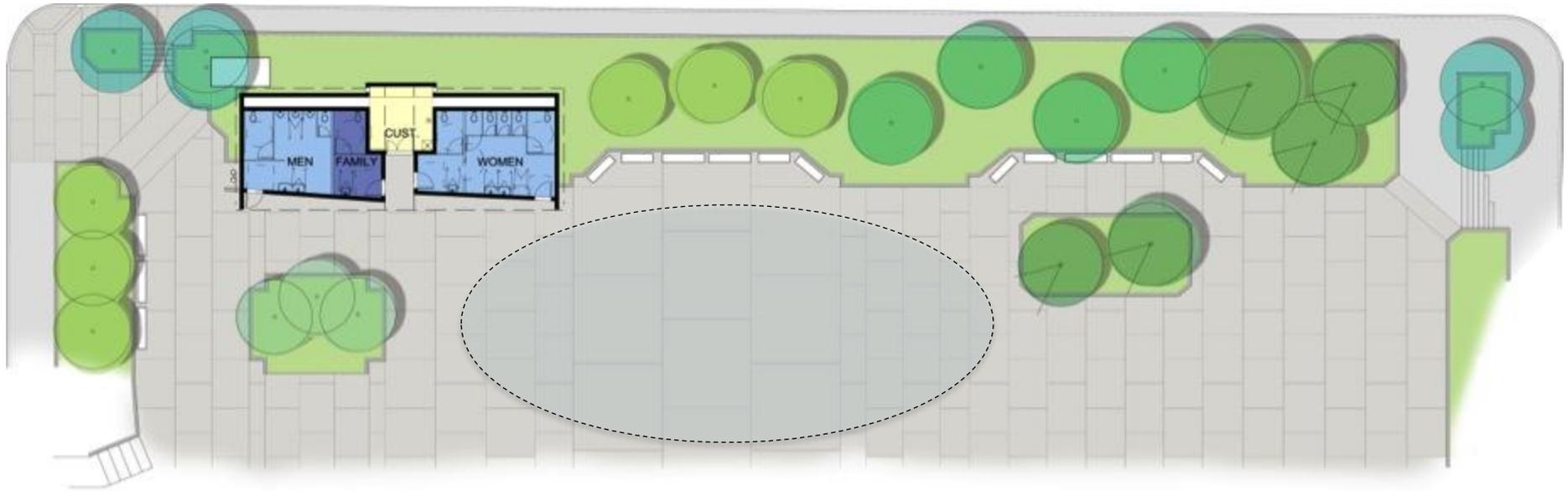
**Star Jasmine**

*Trachelospermum jasminoides*

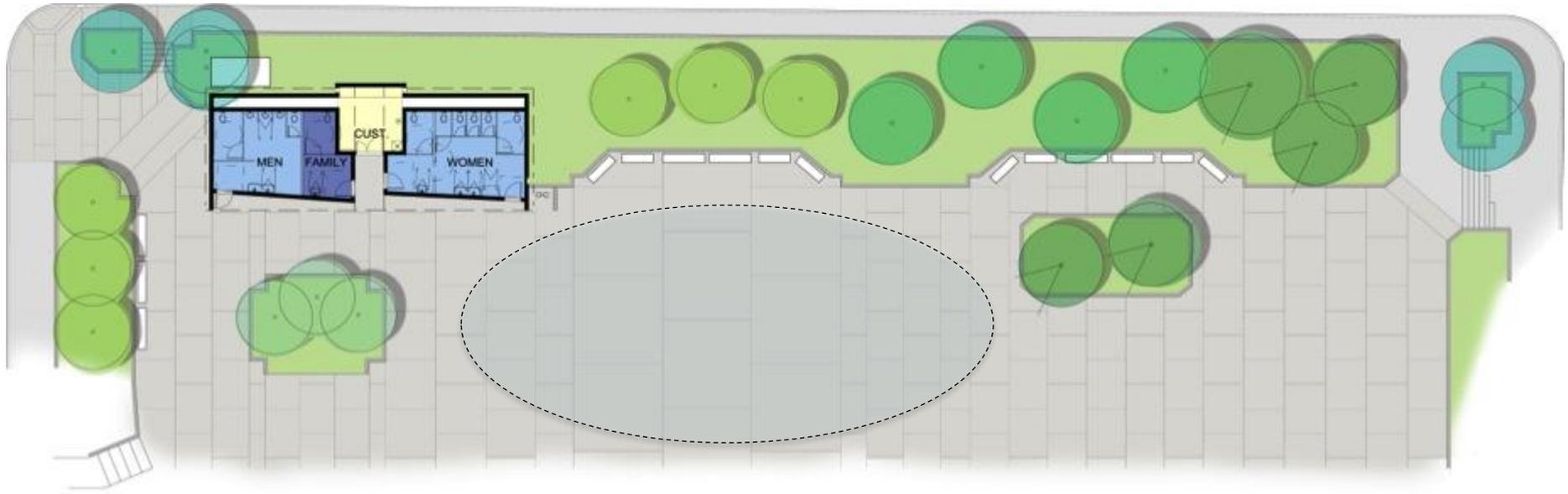
# Benches and Plants



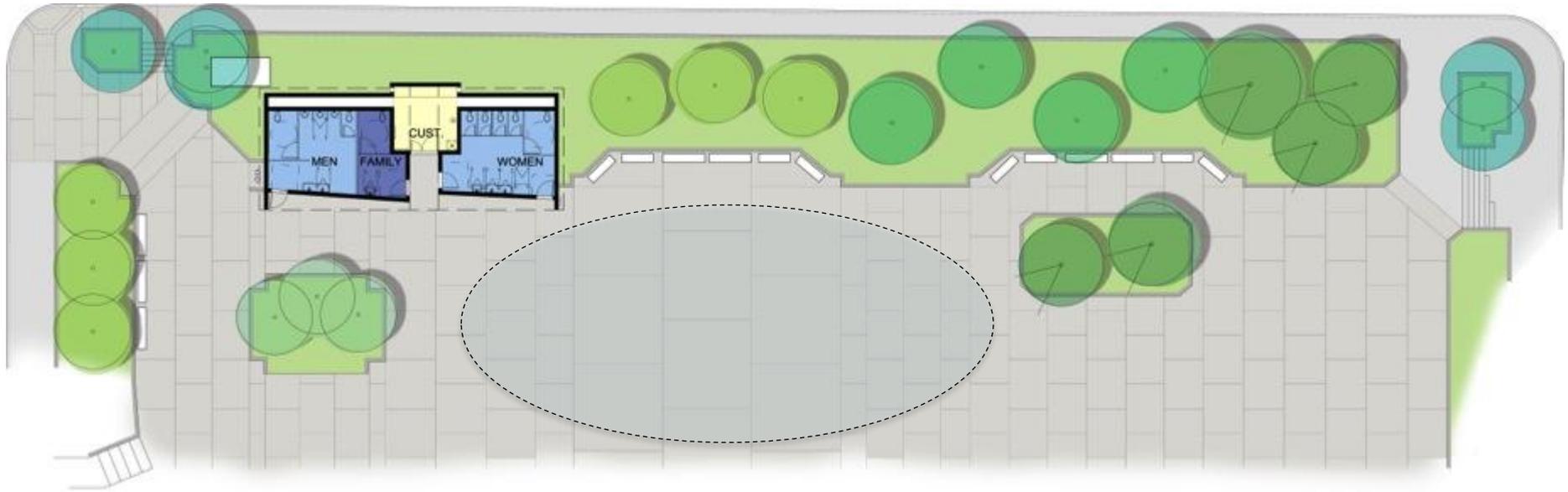
# Site Plan A1



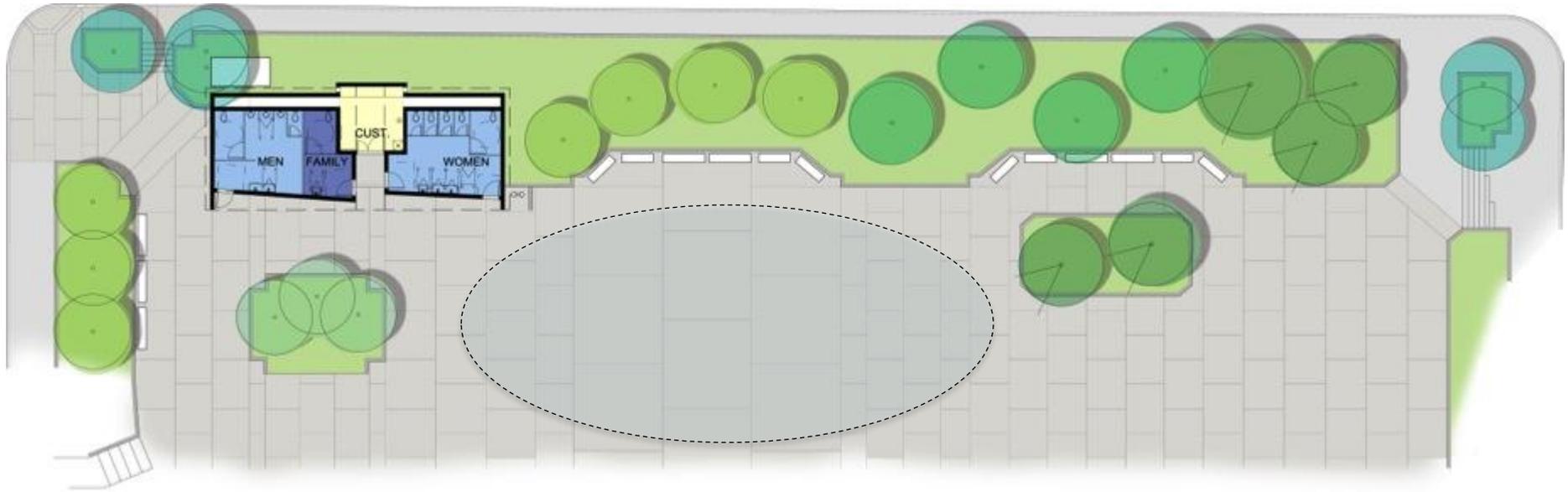
# Site Plan A2



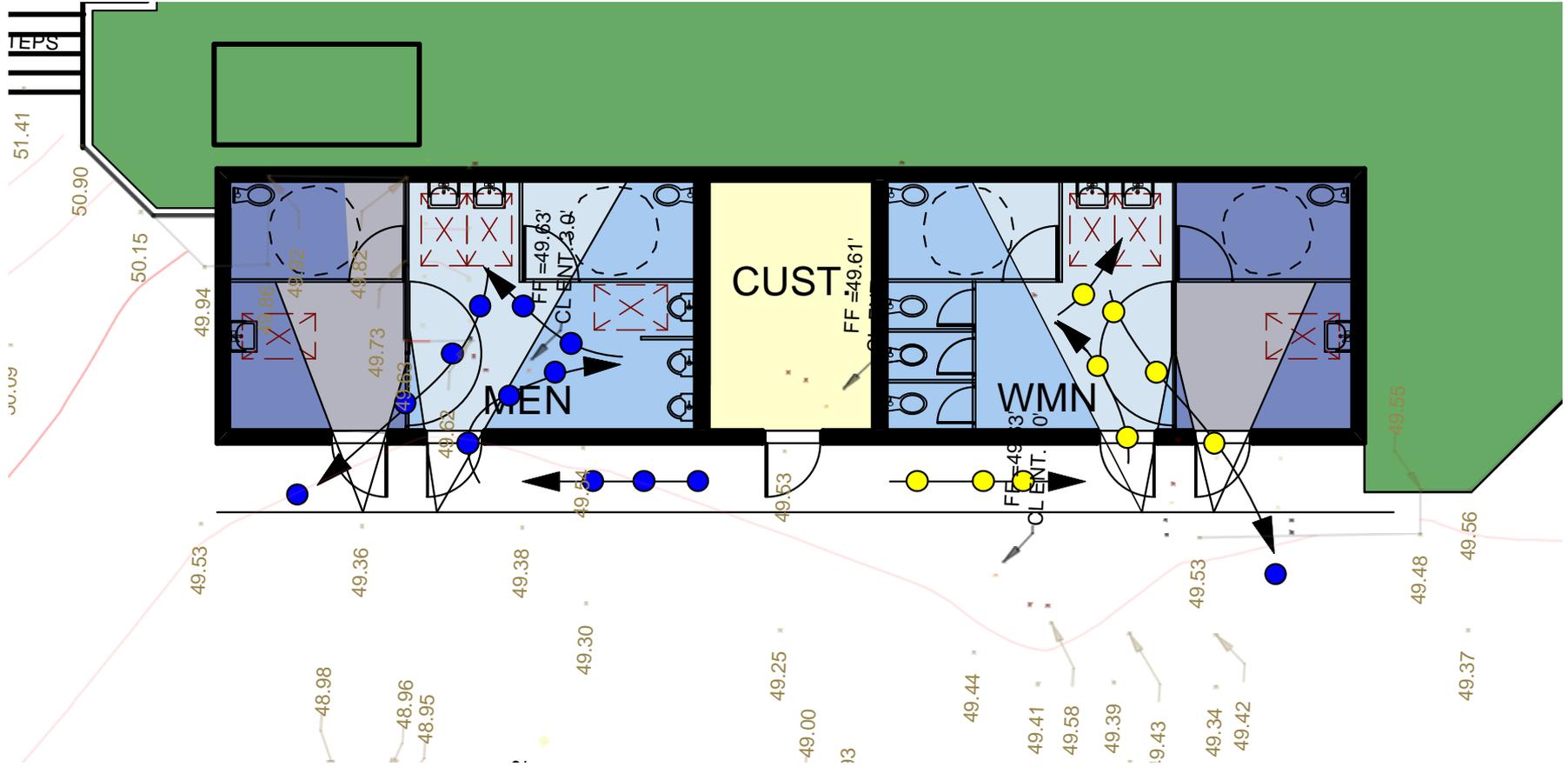
# Site Plan B1



# Site Plan B2



# Meeting #3 Plan Concerns

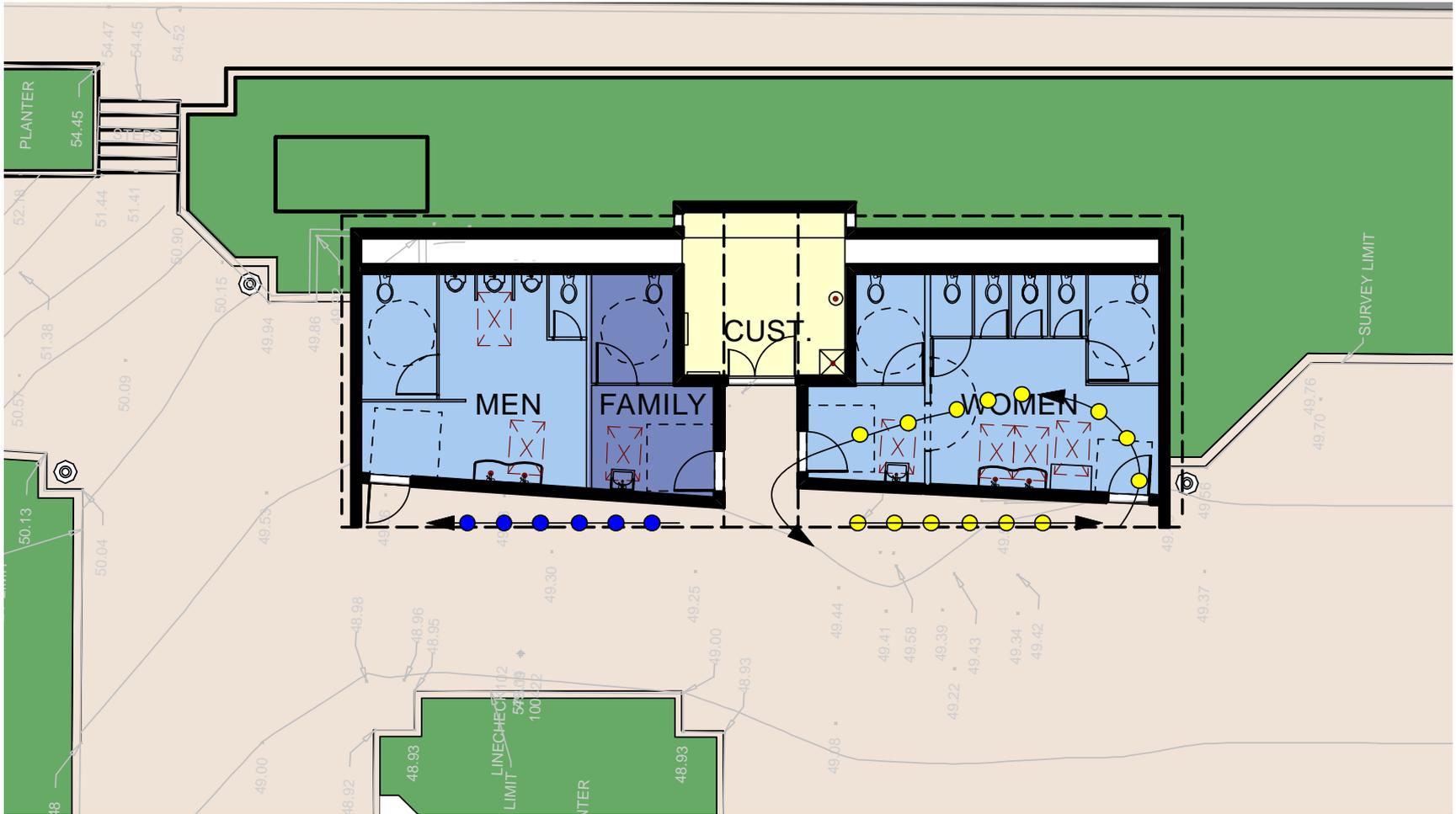


# Summary of Meeting #3

## 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



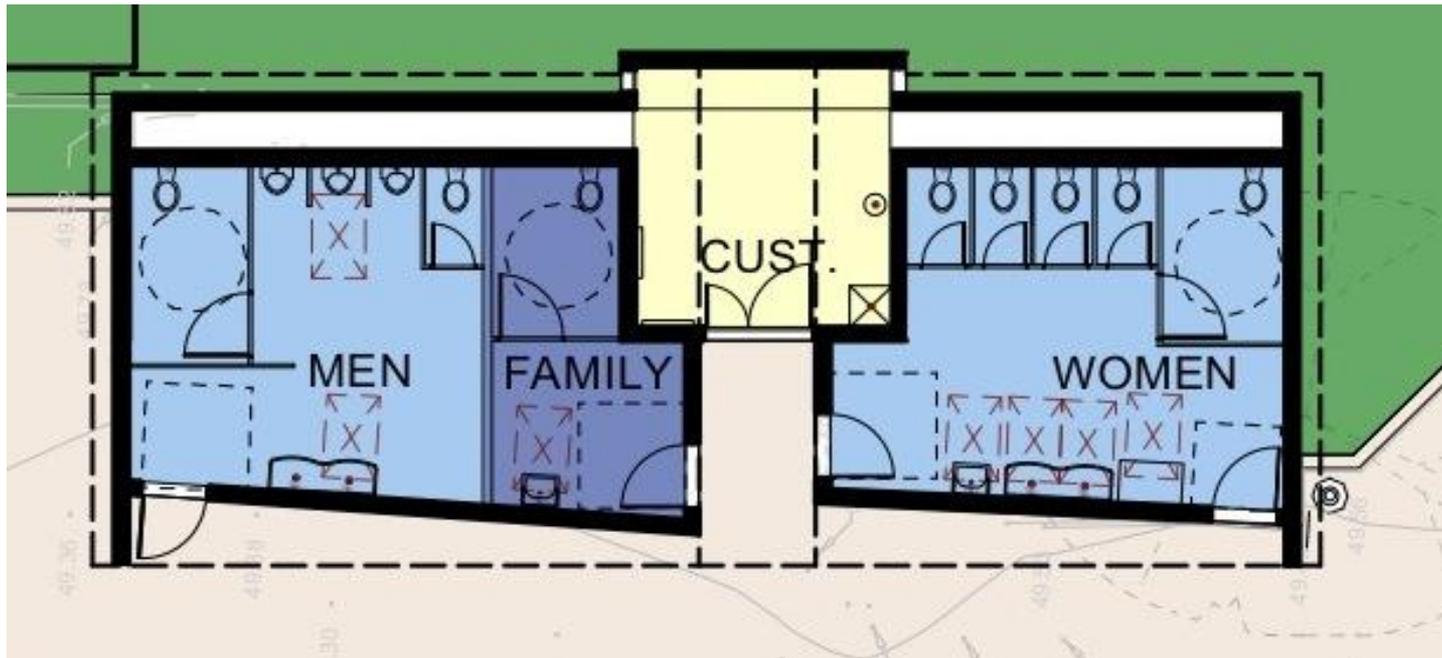
# More Fixtures Plan A



- **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

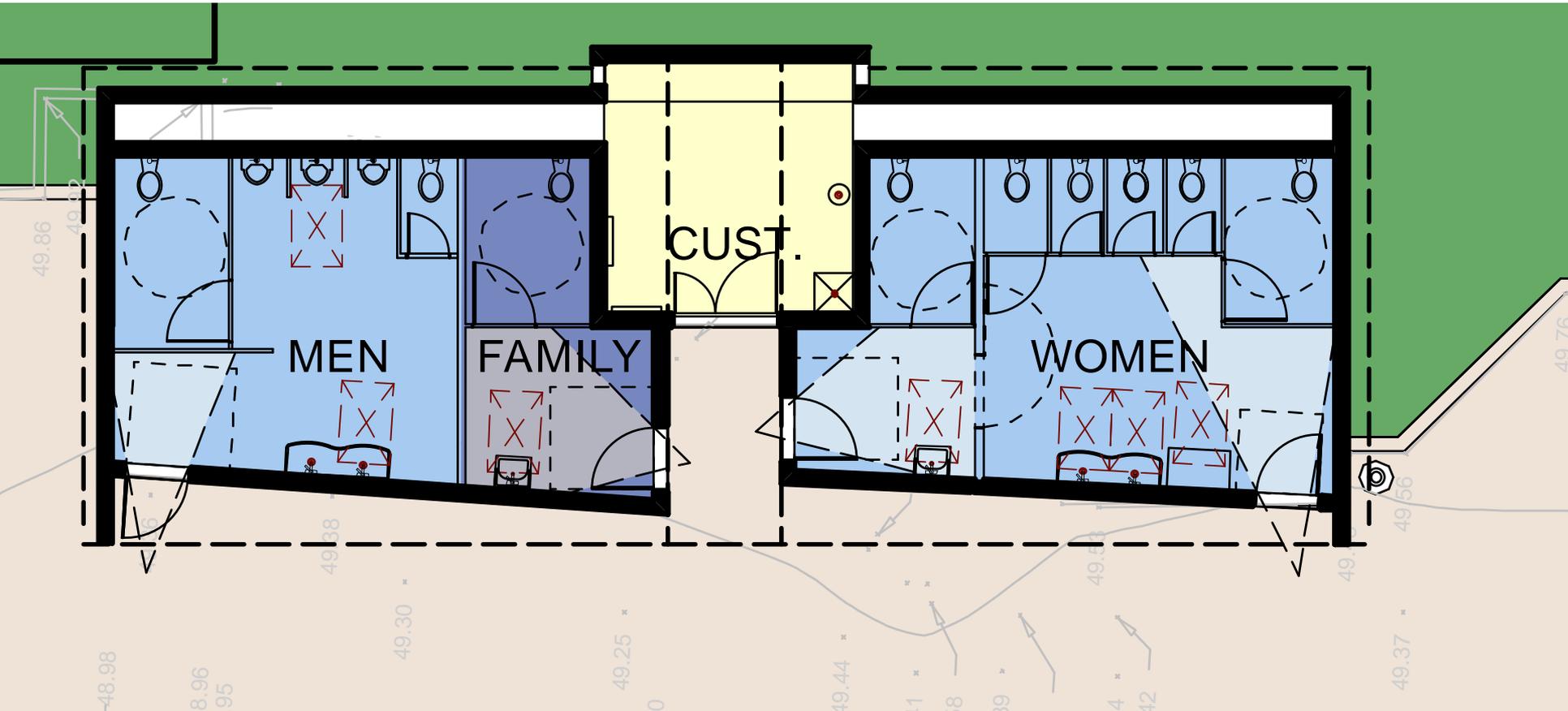


- **Mens' Room: 2 water closets, 3 urinals, and multi-station sink**
- **Family Room: 1 water closet and 1 sink**
- **Womens' Room: 5 water closets 1 sink, and 1 multi-station sink**

# Design for Privacy



# Design for Privacy



# Design for Privacy



# Maintenance-Cleanability

- Glazed CMU
  - Graffiti Proof
  - Many Colors
  - Durable

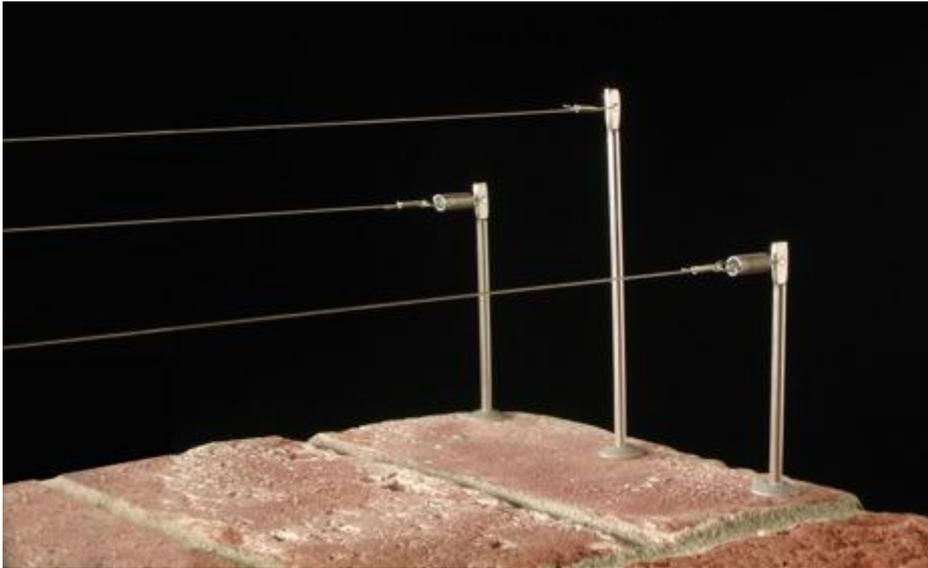


# Maintenance-Roof

- Metal Roofing
  - Lightweight
  - Easily Formed
  - Durable
  - Pre- painted
  - More economical than tile
  - Easier to clean



# Maintenance-Cleanability

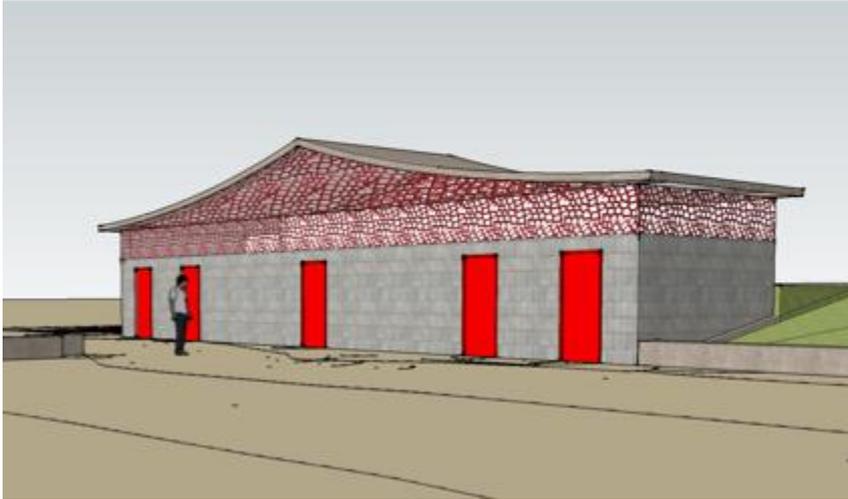


## Bird Wire

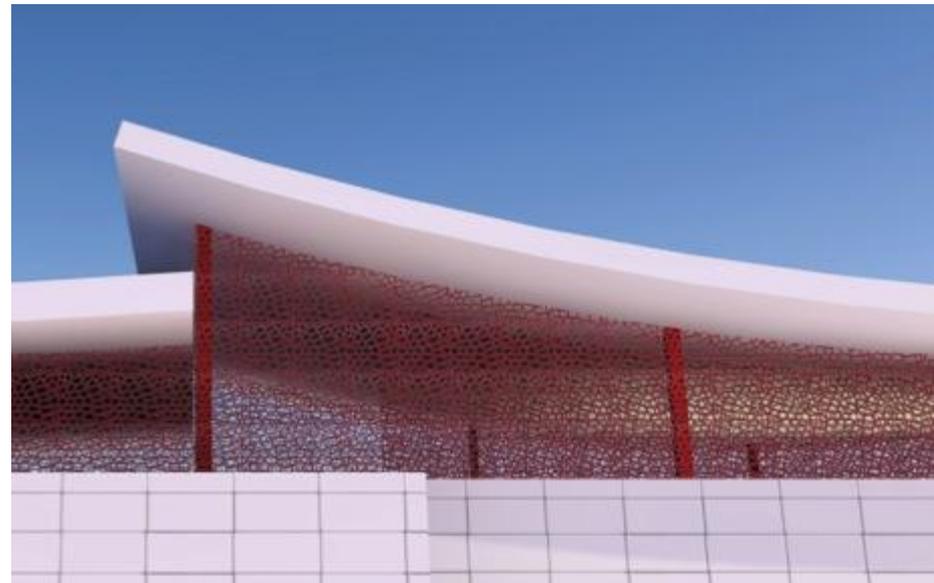
- Almost Invisible
- Bird Deterrent



# Meeting #3 Roof Concepts



# Compatible Roof Design



# Overall Design Concept



# Overall Design Concept



# Overall Design Concept



# Overall Design Concept

