



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Angelo J. Rossi Playground Restroom
Community Planning Meeting #1
Wednesday, February 01, 2012

Meeting Notes

Introduction

The project team was introduced: Mary Hobson, Project Manager; Jasmine Kaw, Landscape Architect; Nelson Szeto, Architect; Marvin Mouton, Rossi Gardener.

An overview of the 2008 Clean and Safe Neighborhood Park Bond was presented. The Citywide Restroom Replacement Program accounts for \$11.5M of the overall Bond Program budget of \$185M. The budget for the restroom renovation project at Rossi PG is \$550,000, with a target construction budget of \$412,500. This budget may be adjusted to address special site conditions.

A baseline project schedule was presented as follows: Planning in Winter 2011-Spring 2012; Design in Spring 2012-Fall 2012; Bid & Award in Fall 2012; Construction in Winter 2012-Spring 2013; Site Opened to the Public in Summer 2013.

The following Goals for Meeting #1 were presented: 1) Gain Neighborhood and Park User Support for the Project; 2) Reach Consensus on Placement Site; 3) Reach Consensus on Restroom Pro-type Design; 4) Collect Feedback on Restroom Design Features; and 5) Establish Plan and Timeline for Moving Forward.

Design Team Presentation

Project Architect Nelson Szeto presented the two restroom design proto-types developed for the Citywide Restroom Replacement Program. These designs have received preliminary approval from the San Francisco Arts Commission. The first proto-type is referred to as the "Contemporary Standard". This model is modern, with clean simple lines and little ornamentation. The second proto-type is referred to as the "Traditional Standard". This model can be seen at other park sites, and is fitted with a hipped clay tile roof and more decorative detailing. The design team has evaluated the surrounding architecture and is proposing the use of the "traditional" model at Rossi PG; however, the community's input is welcome.

The details of the proposed "traditional" restroom model were more completely reviewed. The standard provides a 2-fixture restrooms for both Men and Women, with a center plumbing chase. Gates, rather than solid doors, are provided for security purposes. Louvered openings along the eave-



line will provide natural ventilation. A wall mounted accessible drinking fountain at the building exterior may be provided if site access can accommodate it.

The presentation was then handed over to Project Landscape Architect Jasmine Kaw. Jasmine reviewed five key considerations used by the team when considering possible restroom sites: 1) Site Context-Aesthetic Fit; 2) Convenience to Users; 3) Ease of Utility Connections; 4) Accessibility; and 5) Visibility-Ease of Monitoring. She went on to identify 6 potential placement sites identified by the project team: A) the existing Annex; B) near the Playground (west of the Children's Lawn); C) near the west Ball-field (adjacent to the bleachers, directly across from the playground); D) near the Volleyball Court; E) near the east Ball-field (off Edwards Street); and F) abutting the Pool Bldg.

Jasmine reviewed each of the sites based on the 5 considerations and recommended the elimination of Options D, E and F. In general, the team agreed with Operations staff that location E was too remote and if left unsupervised could attract undesirable activity. Location F was eliminated because the area was too small, and significant changes to the existing pool building exit doors would be required to make the space usable. Site D, near the Volleyball court was considered, but that location would result in barriers in the line of site to and from the court. Jasmine then summarized the benefits and drawbacks to the three remaining sites:

A – Current Annex

- Site Context – Same as Current
- Convenience – Same as Current
- Ease of Utilities – Same as Current
- Accessibility – Same as Current
- Visibility – Same as Current

B- Adjacent to Playground

- Site Context – Will alter use of lawn area.
- Convenience – Good
- Ease of Utilities – Good
- Accessibility – Good
- Visibility – Good

C – Adjacent to West Ball-field

- Site Context – May interfere with field vision
- Convenience – Good
- Ease of Utilities – Good
- Accessibility – Good
- Visibility – Good

Questions and Comments

The meeting was then opened up to the neighbors and park users for comment. Below are the general themes, as well as specific comments expressed by the meeting participants.

Several participants expressed support for replacing the restroom at the Annex. They did not want to see any more usable park space committed to non-recreation spaces. In addition, they felt that the Annex site was preferable because it would mean that the construction activities would not significantly impact the park site.

Meeting participants did express concern over the safety of children as they cross the street to utilize the Annex site. This was identified as a definite drawback to placing the restroom on the Annex site.

One meeting participant questioned what the Annex would be used for if the restroom was relocated. Would the project demolish the existing structure? The PM responded that Annex site would be outside the project area if the restroom was sited elsewhere. Demolition of the existing structure may be included in the project if funding is available; however, the associated cost is not known at this time. The re-purposing of the Annex site would need to be considered during a separate public process [2012 Park Bond maybe?].

The question was raised as to whether the existing cargo containers or maintenance building could be relocated to make way for the restroom. Relocation of the containers would be possible, but relocation of the building would be outside the scope and budget of this project. RPD Operations has expressed support for maintaining their functions at the current location due to the ease of access off Anza Street. Placement of the restroom at the site of the containers would be remote and visually isolated, so most felt it was not a good option. Location immediately south of the maintenance building may be an option, but Jasmine's impression was that the road would need to be routed to the south, which may encroach upon the adjacent micro-soccer field.

One community member who was involved with the development of the playground expressed opposition of the placement adjacent to the Playground due to concerns over impacts and modified access through the designated children's lawn area.

Overall, most meeting participants supported the reuse of the Annex to house the renovated restroom. One park user went on record as being opposed to this location due to concerns over the safety of children accessing the site, as well as concerns over undesirable activities that are currently going on there.

The group then strategized on ways to address the concerns raised over the Annex site. The following suggestions were made:

- A mid-block crossing with flashers or other warnings should be provided.
- Speed bumps and/or color contrasting pavement to slow traffic would be desirable.
- Orient the building so that it is more visible from the street, and from the playground would be desirable.
- A separate, gated entrance to the restroom should be provided to deter loitering around the restroom.
- The area at the rear of the building and the building openings need to be properly secured to prevent access at night.

- Improved signage to direct park users to the Annex site is needed.

The following comments were made on the building design:

- The group overwhelmingly supported the use of the “traditional standard” proto-type design.
- A drinking fountain with bottle filler should be provided.
- Improved landscaping and lighting should be provided around the renovated restroom.
- Low-noise plumbing fixtures should be specified.

Next Steps

The meeting was adjourned with a quick review of the project schedule and a promise to return in March with a developed schematic site plan and building plan for the communities input.



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



**WELCOME TO THE
COMMUNITY MEETING**

February 1, 2012



**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



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Neighborhood Parks Project**
Rossi Playground Restroom Project

AGENDA

5 MIN	INTRODUCTIONS
30 MIN	PRESENTATION
30 MIN	QUESTIONS/COMMENTS
15 MIN	NEXT STEPS



**Clean and Safe Neighborhood Parks Bond,
Neighborhood Parks Project**
2008 Clean Safe Neighborhood Parks Bond

Bond Program Goals and Objectives
Prioritize the Basics: Clean, Safe and Green Parks

Bond Program Budget: \$185 Million

- Neighborhood Parks: \$117.4M
- Waterfront Parks: \$33.5M
- Citywide Renovation Programs: \$33.9M
 - Play Fields: \$8.5M
 - Forestry: \$4M
 - Trails: \$5M
 - Community Opportunity: \$5M
 - Restrooms: \$11.4M**
- Audits & Oversight: \$0.2M

Restroom Renovation Program:
Restroom Task Force Process

Sites: Bayview Park, Marina Green, McLaren Park, Michelangelo PG, Portsmouth Square, Mountain Lake, Carl Larson PG, Parkside Square, Great Hwy, **Rossi PG**, Alamo Square, Washington Square, Buena Vista Park, Dupont Courts, Noe Valley Courts, State Street Playground



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

Phase	Start	Finish	Duration
Planning	Winter 2011	Spring 2012	±5 months
Design	Spring 2012	Fall 2012	±4 months
Bid/Award	Fall 2012	Winter 2012	±3 months
Construction	Winter 2012	Spring 2013	±6 months
OPEN TO THE PUBIC: 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



AERIAL VIEW OF THE ROSSI PARK



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Goals of Community Planning Meeting #1:

- Gain Neighborhood & Park User Support for the Project
 - Reach Consensus on Placement Site
 - Reach Consensus on Restroom Pro-type Design
 - Collect Feedback on Restroom Design Features
 - Establish Plan and Timeline for Moving Forward



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Restroom Bldg Design – Standard Models



Contemporary Standard **Traditional Standard**

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Proposed Rossi Restroom Bldg Design

ROSSI PLAYGROUND RESTROOMS DESIGN DEVELOPMENT

DESIGN TEAM: [unreadable]
 ARCHITECT: [unreadable]
 LANDSCAPE ARCHITECT: [unreadable]
 ENGINEER: [unreadable]
 CONTRACTOR: [unreadable]

FLOOR PLAN: 10'0" x 10'0" (MEN, WOMEN, MEN)

FLOOR PLAN: 10'0" x 10'0" (ALONG RESTROOM)

PERMIT ELEVATION, BRICK ELEVATION, SIDE ELEVATION

WOMEN

PERMITTED METAL LATH (DETAIL)

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Rossi Restroom Bldg Location Options

Location D @ Volleyball Court

Location F @ Pool

Location B @ Playground

Location C @ Field

Location A @ Annex

Location E @ Field off Edward St.

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Rossi Restroom Bldg Location Considerations

- Site Context – Aesthetic Fit
- Convenience to Users
- Ease of Utility Connections
- Accessibility
- Visibility – Ease of Monitoring

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Proposed Rossi Restroom Bldg Location Options

Location B @ Playground

Location C @ Field

Location A @ Annex



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Restroom Bldg Locations Summary



A- Current Annex
 Site Context – Same as Current
 Convenience – Same as Current
 Ease of Utilities – Same as Current
 Accessibility – Same as Current
 Visibility – Same as Current



B- Adjacent to Playground
 Site Context – Will alter use of lawn area.
 Convenience – Good
 Ease of Utilities – Good
 Accessibility – Good
 Visibility – Good



C- Adjacent to Baseball Field
 Site Context – May interfere with field vision
 Convenience – Good
 Ease of Utilities – Good
 Accessibility – Good
 Visibility – Good



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Rossi Playground Restroom Project

Questions & Comments




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Rossi Playground Restroom Project Next Steps

Project Development

- Community Meeting 2 – March (Date to be Determined)

Project Schedule:

Spring 2012	Fall 2012	Winter 2012/ Early1013	Summer 2013
Community Meeting 2 3/12	Detailed Design and Bid Complete	Construction Begins	Construction Ends



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Thank you!

For additional comments/questions, please contact:

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