

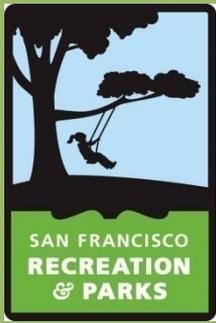
# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Rossi Playground Restroom Project



WELCOME TO THE  
COMMUNITY MEETING

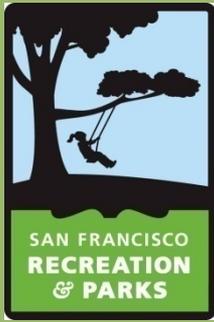
February 1, 2012



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

## AGENDA

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



# 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

## 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



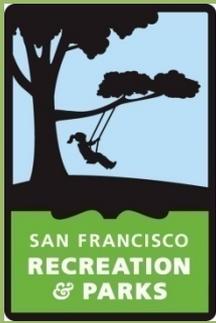
# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Rossi Playground Restroom Project

<b>TOTAL PROJECT BUDGET</b>	<b>\$550,000.00</b>
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

## 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 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 Restroom Bldg Design – Standard Models



Contemporary Standard



Traditional Standard



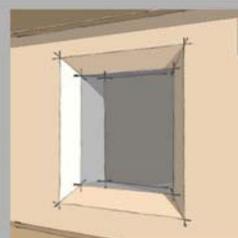
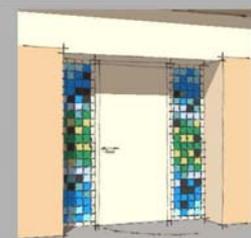
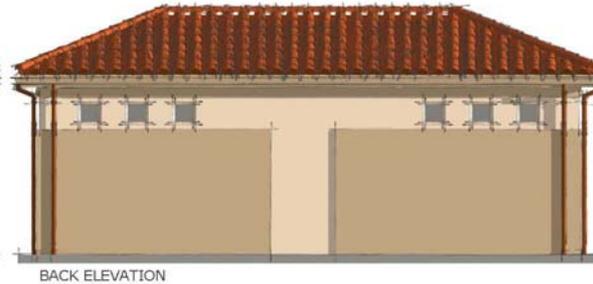
# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Proposed Rossi Restroom Bldg Design

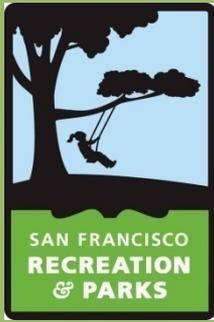


### ROSSI PLAYGROUND RESTROOMS DESIGN DEVELOPMENT

- PUBLIC RESTROOMS,  
450 SF ESTIMATED AREA:
- INTEGRATION WITHIN THE NEIGHBORHOOD CONTEXT,
  - ACCESSIBILITY
  - USE OF NATURAL LIGHT & VENTILATION
  - FAMILIAR VOLUME & MATERIALS
  - WARM & HARMONIC COMPOSITION
  - EASY IDENTIFICATION
- DESIGN CRITERIA:



GALVANIZED METAL GATE DETAIL

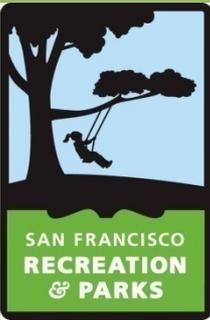


# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Rossi Restroom Bldg Location Considerations



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



# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Rossi Restroom Bldg Location Options

Location D  
@ Volleyball Court

Location F  
@ Pool

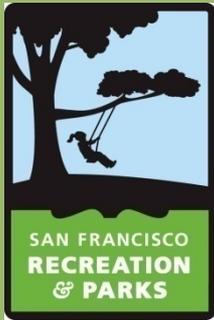
Location B  
@ Playground

Location C  
@ Field

Location E  
@ Field off  
Edward St.

Location A  
@ Annex





# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Proposed Rossi Restroom Bldg Location Options



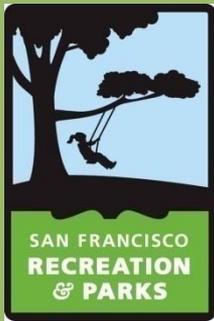
Location B  
@ Playground

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



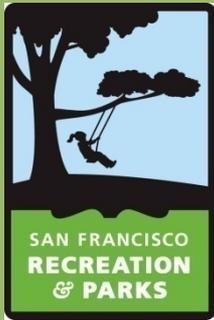
### B- Adjacent to Playground

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`



# Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

## Rossi Playground Restroom Project Next Steps

### Project Development

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

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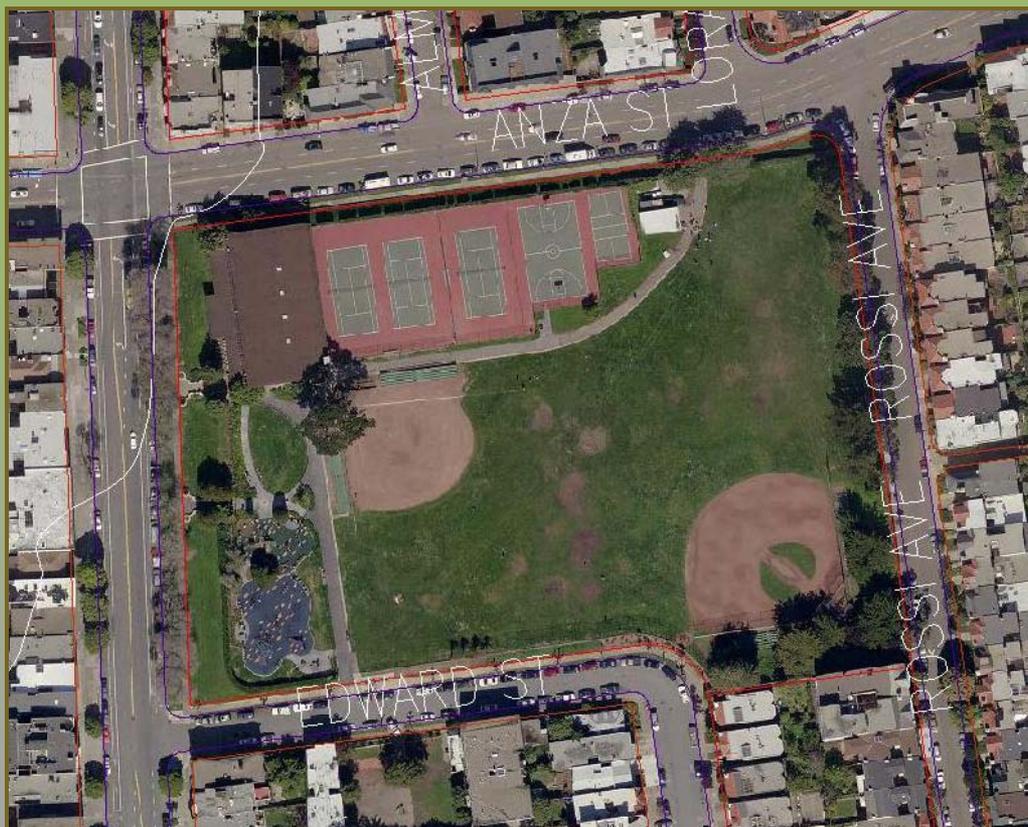
### Project Schedule:





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

## Questions & Comments





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

# Thank you!

For additional comments/questions, please contact:

Mary Hobson, Project Manager  
Recreation and Parks Department

(415) 581-2575

Email: [mary.hobson@sfgov.org](mailto:mary.hobson@sfgov.org)