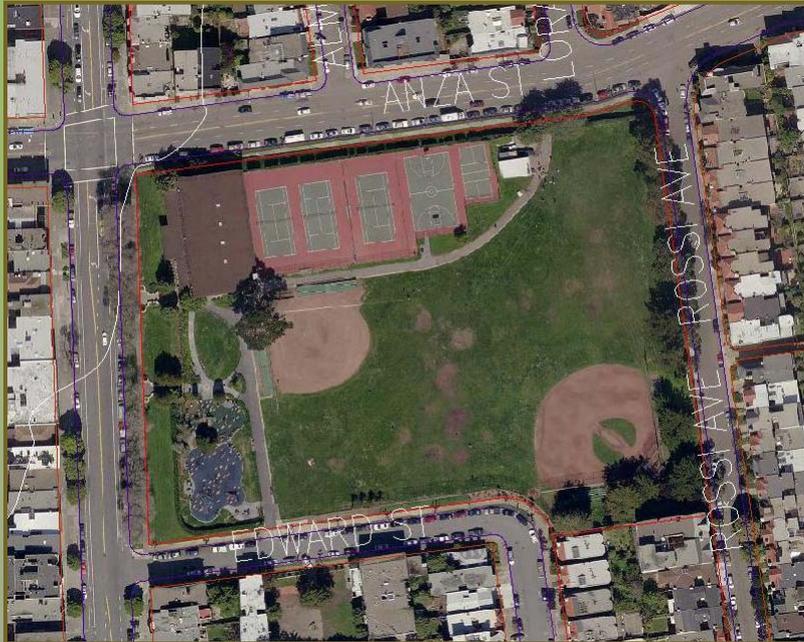




Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project Rossi Playground Restroom Project



WELCOME TO THE
COMMUNITY MEETING

March 7, 2012



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

AGENDA

5 MIN

INTRODUCTIONS

30 MIN

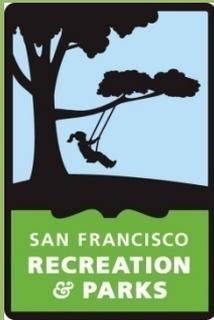
PRESENTATION

15 MIN

NEXT STEPS

30 MIN

QUESTIONS & COMMENTS



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

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



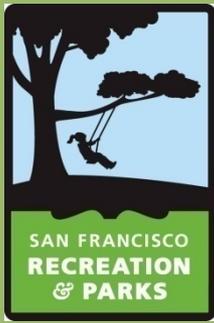
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Rossi Playground Restroom Project

Community Meeting #1

Recap of Community Feedback

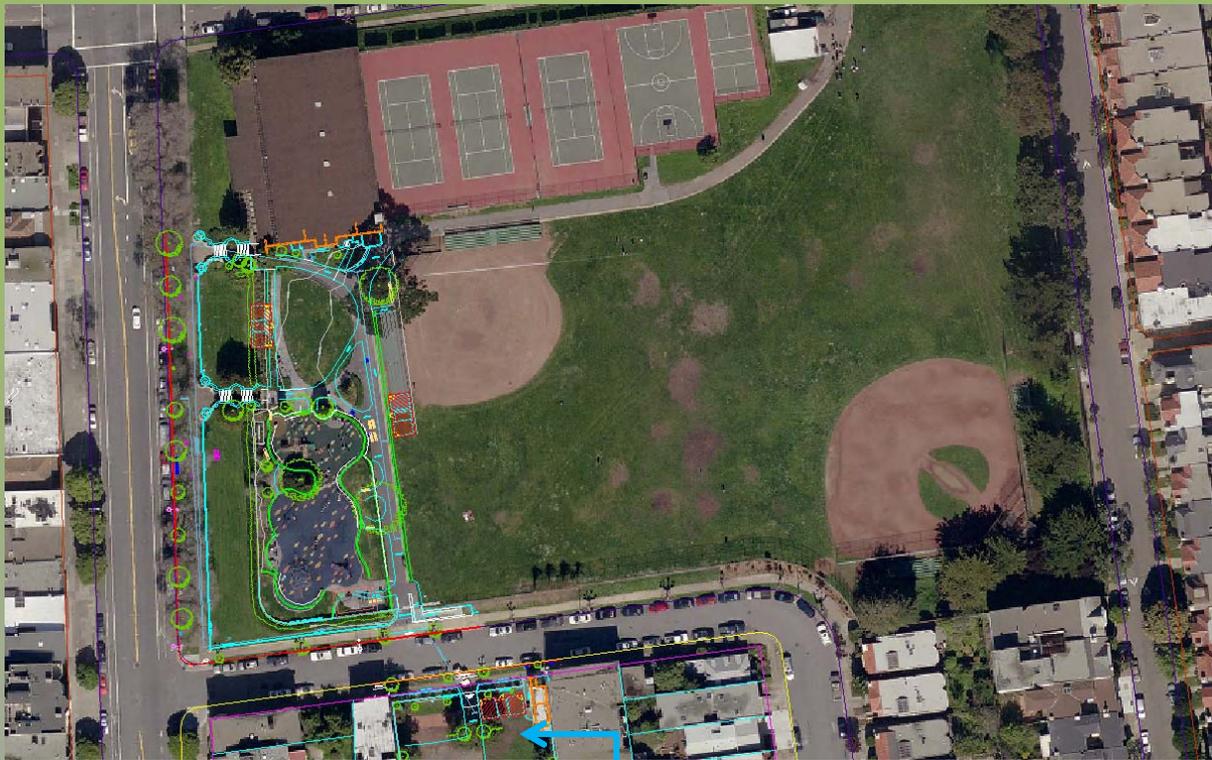
- The [Annex](#) location was preferred over other proposed locations for the new restroom.
- Expressed desire to demolish the existing restroom building and construct a new restroom structure that is better oriented to the street, safer, and more connected to the park site.
- The “Traditional” restroom building prototype was preferred over the “Contemporary” model.



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Rossi Playground Restroom Project

Proposed Rossi Restroom Bldg Location



Annex Location



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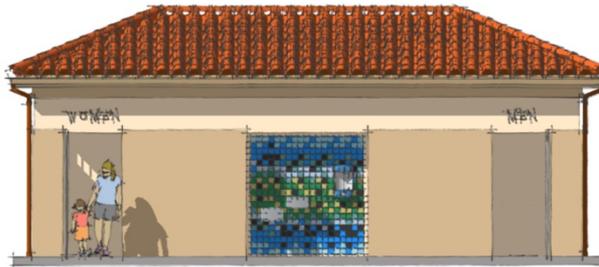
Rossi Playground Restroom Project

Proposed Rossi Restroom Bldg: "Traditional" 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:**



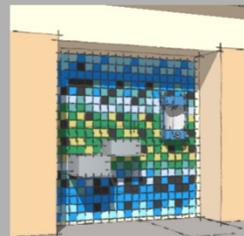
FRONT ELEVATION



BACK ELEVATION



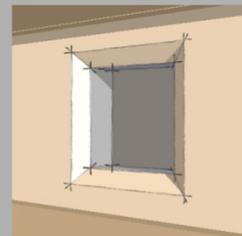
SIDE ELEVATION



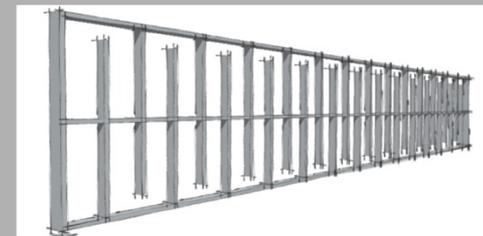
ALCOVE DETAIL - TILE ART WORK
(COMMUNITY ART WORK)



ID SIGN DETAIL
(SURFACE MOUNTED)



GLASS BLOCK WINDOW DETAIL
(12x12x4 GLASS BLOCK)



GALVANIZED METAL GATE
DETAIL



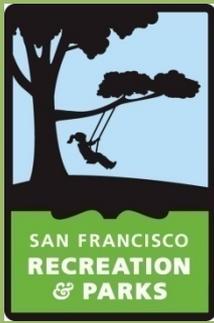
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Community Meeting #2

Goals

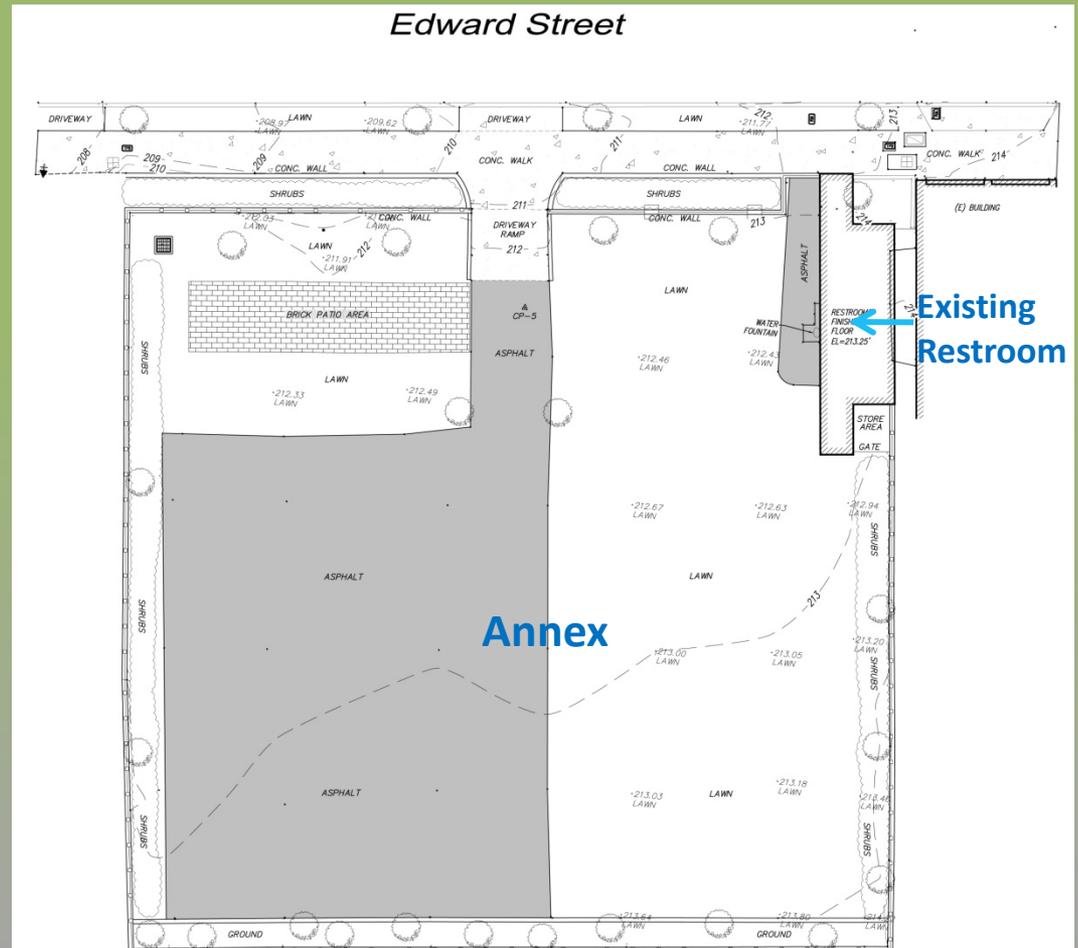
- Review and confirm the feedback received during Meeting #1.
- Review proposed site plans developed based on that feedback, and **select a preferred Site Plan Option**.
- Gather feedback on site specific project features, such as fencing, lighting and landscape.



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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.



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[Site Plan Option 1](#)





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Rossi Playground Restroom Project

[Site Plan Option 2](#)



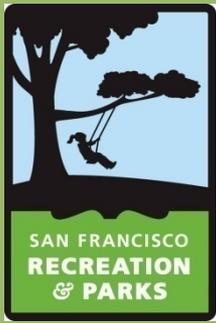


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[Site Plan Option 2](#)





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[Site Plan Option 3](#)



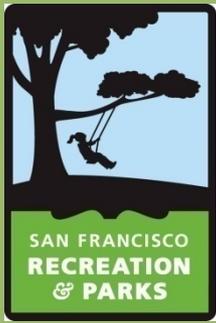


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[Site Plan Option 3](#)



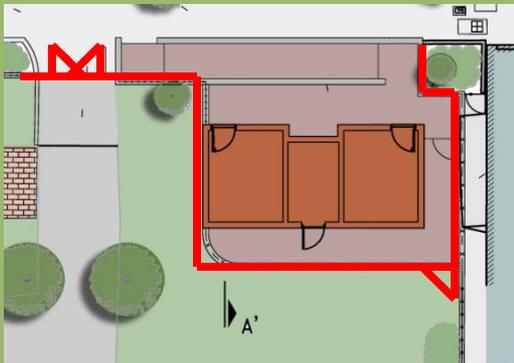


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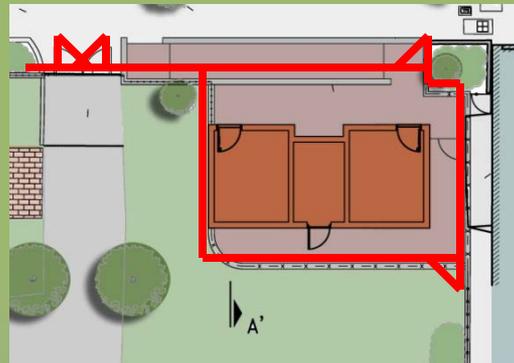
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Fence Layout Alternatives

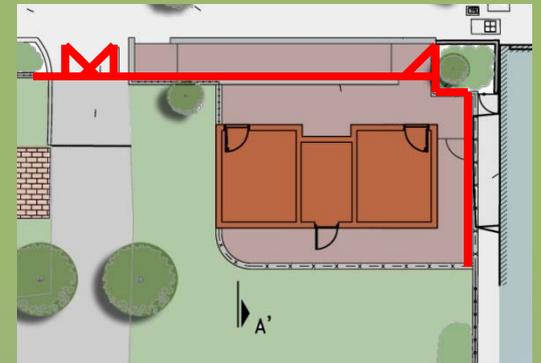
Option 1 or 2



Fence @ Back

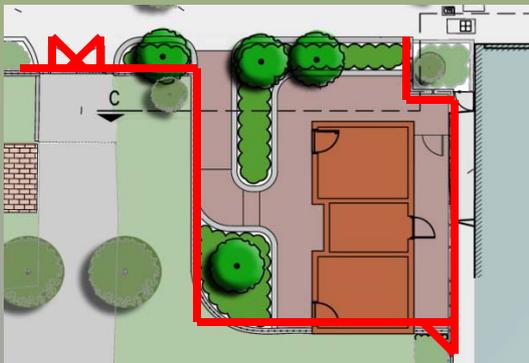


Front & Back Fence

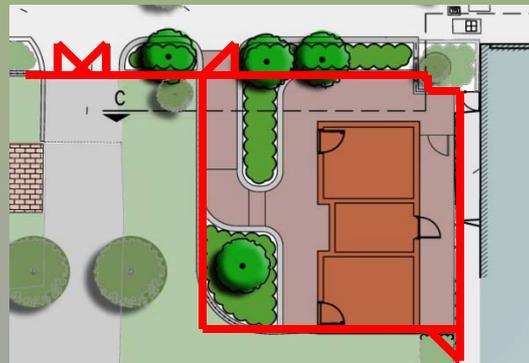


Fence @ Front

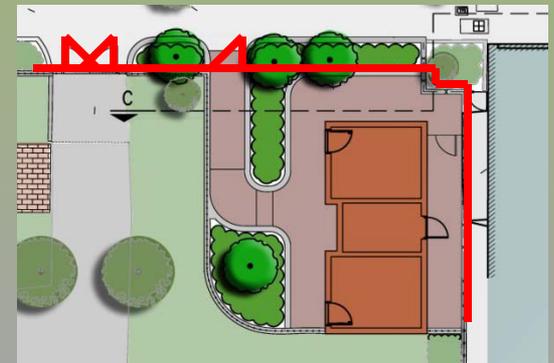
Option 3



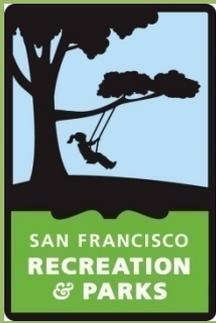
Fence @ Back



Front & Back Fence



Fence @ Front

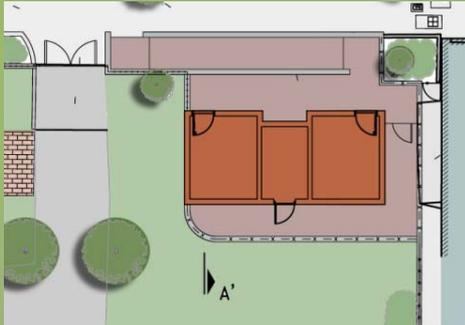


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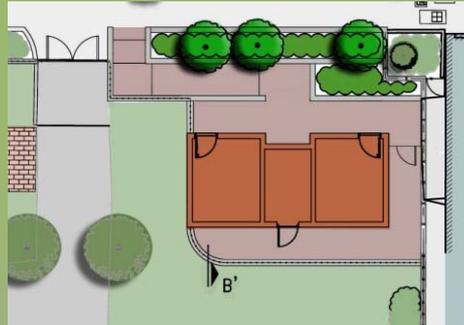
Rossi Playground Restroom Project

Fence Alternatives

Option 1



Option 2



Option 3





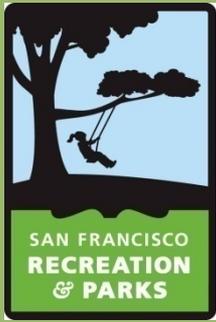
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Next Steps:

- [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:





Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Rossi Playground Restroom Project

Questions & Comments?



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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