2012 CLEAN AND SAFE PARKS BOND

PROJECT SCHEDULE

• Planning: March 2016 - July 2016
  - Four Community Meetings Completed.
  - CEQA CatEX confirmation with Preservation Planner completed 2016
• Civic Design Informational Presentation: July 18, 2016
• Civic Design Review Phase 1: Approved August 15, 2016
• Civic Design Phase 3: Summer 2018
• Construction Documents: February 2018 - June 2018
• Bid & Award: June 2018 - October 2018
• Construction & Close Out: October 2018 - February 2020

PROJECT COST

• $5,500,000 Total Construction Cost
Through a historically sensitive renovation of the Angelo J. Rossi pool facility, the Recreation and Park Department aims to create a vibrant community aquatic center that welcomes a diversity of pool users. As part of the project, we have established the following goals:

• Create a vibrant community aquatic center that appeals to a variety of pool users and reflects the diversity of the community.

• Create a welcoming and universally accessible main entry.

• Improve & upgrade interior entry lobby, locker rooms, and staff areas.

• Improve indoor air quality and thermal comfort.

• Provide seismic strengthening that fits within the building fabric.

• Provide accessible accommodations to all pool building amenities.

• LEED Gold
COMMUNITY MEETING COMMENTS

WHAT THE COMMUNITY LIKES ABOUT ROSSI POOL

- Length (33 meters) and Width of pool
  - Lap Swim
- The Staff and Lifeguards
- Easily accessible
  - Location / times
- Temperature of water, “nice and cold.”
- Natural light during the day
- The Bleachers
- Neighborhood feel
- Senior Swim
- Affordability
- Everything

PRIORITIES

- Lap Swim
- Sauna
- Workout

CONCERNS AND DESIRED IMPROVEMENTS

- Outdated locker rooms
- Underwater speakers
- Sauna
- Showers
- Dirty
  - Water can get murky
  - Better filters
- Sanitation
- Soap/shampoo/lotion dispensers
- Larger/new windows
  - Better airflow
- No bulkhead

COMMUNITY OUTREACH

Building Design & Construction
SITE MAP

EXISTING POOL BUILDING

ANZA STREET
ROSSI AVENUE
ARGUELLO BOULEVARD
EDWARD ST.
TURK STREET
STANYAN STREET

PROJECT SITE

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EXISTING EXTERIOR PHOTOS

ARGUELLO BOULEVARD - SOUTHWEST VIEW - POOL BUILDING MAIN ENTRY

CORNER OF ARGUELLO BOULEVARD & ANZA STREET
EXISTING EXTERIOR PHOTOS

ANZA STREET - NORTHEAST VIEW
ANGELO ROSSI POOL:
- Date constructed: designed in 1956, dedicated in 1957
- Designed by Architect: H.C. Baumann

POTENTIAL ASSOCIATED HISTORIC CONTEXT/THEME:
- Post-war upgrade and expansion of city’s recreational facilities
- Association with architect/engineer
- Modernism in SF.

CHARACTER DEFINING FEATURES AS DEFINED BY THE 2012 SF PARKS BOND CATEX:
- Rectangular building form.
- Angled roof and broad eave overhangs.
- Bands of aluminum sash windows.
- Scored architectural concrete exterior wall finish.
- Stone veneer at entry area and front planters (west elevation).
- Wood trellis and inset “Rossi Recreation Center” lettering at west elevation.
- Fluted concrete around door openings and at wall base (north and south elevations).
- Basic interior circulation (entry area, access to locker rooms from entry area, access to pool from locker rooms).
- Open plan and expanse of interior pool area.
- Glazed blue terra cotta coping and scum gutter, and square terra cotta tiles around pool perimeter.
- Glazed tile wainscot in pool area/locker rooms.
- Open interior roof structure in pool area.
EXISTING SITE & POOL BUILDING CONSTRAINTS

SITE
- LIMITED ACCESSIBLE ACCESS TO THE POOL BUILDING.
- LACK OF VISIBILITY OF THE POOL ENTRY.
- LACK OF ENTRY LIGHTING.

NATATORIUM
- LIMITED AND UNBALANCED NATURAL DAYLIGHT.
- DETERIORATING POOL FINISHES AND EQUIPMENT.
- LACK OF ADA ACCESSIBILITY FEATURES
- OUTDATED MECHANICAL SYSTEM.

LOCKER ROOMS & STAFF AREAS
- LIMITED ADA ACCESSIBILITY.
- LIMITED AND WORN LOCKERS.
- WORN FINISHES.
THROUGH A HISTORICALLY SENSITIVE RENOVATION OF THE ANGELO J. ROSSI POOL FACILITY, THE RECREATION AND PARK DEPARTMENT AIDS TO CREATE A VIBRANT COMMUNITY AQUATIC CENTER THAT WELCOMES A DIVERSITY OF POOL USERS. AS PART OF THE PROJECT, WE HAVE ESTABLISHED THE FOLLOWING GOALS:

• CREATE A WELCOMING AND UNIVERSALLY ACCESSIBLE MAIN ENTRY.
• IMPROVE & UPGRADE INTERIOR ENTRY LOBBY, Locker ROOMS, AND STAFF AREAS.
• ENHANCE INDOOR AIR QUALITY AND THERMAL COMFORT.
• PROVIDE SEISMIC STRENGTHENING THAT FITS WITHIN THE BUILDING FABRIC.
• PROVIDE ACCESSIBLE ACCOMMODATIONS TO ALL POOL BUILDING AMENITIES.
• LEED GOLD CERTIFICATION.

SPECIFIC BUILDING IMPROVEMENTS WILL INCLUDE THESE ITEMS:

• ACCESSIBLE ENTRANCE PASSAGE.
• NEW PATIO WITH SITTING AREA.
• NEW MULTI-PURPOSE ROOM - 212 SQ.FT. (10'-6" X 20'-8")
• RENOVATED LOCKER ROOMS - 40 LOCKERS, 4 SINGLE STALL SHOWERS (1 ACCESSIBLE, 3 STANDARD), 4 TOILET STALLS (1 ACCESSIBLE, 3 STANDARD) PER GENDER.
• 1 ALL GENDER SINGLE USER CHANGING ROOM WITH 6 LOCKERS, 1 SHOWER, AND 1 WATER CLOSET.
• INCREASED STORAGE FOR POOL EQUIPMENT.
• POOL DECK SHOWERS, BENCHES, & DRINKING FOUNTAIN.
• WINDOW REPLACEMENT WITH NEW OPERABLE, ENERGY EFFICIENT WINDOWS.
• NEW MECHANICAL ROOM WITH DEHUMIDIFICATION UNIT.
• NEW SURGE TANK AND POOL EQUIPMENT IN BASEMENT.

FLOOR PLAN LEGEND
- ENTRANCE PATIO WITH SITTING AREA
- ENTRANCE LOBBY
- LOCKER ROOMS
- POOL AREA
- MULTI-PURPOSE ROOM
- STAFF AREAS
- STORAGE AREAS
- MECHANICAL AREAS
- EMERGENCY EGRESS STAIRS

PROPOSED FLOOR PLAN
Building Design & Construction
VIEW FROM ENTRY STAIR: PREFERRED COLOR PALETTE
EAST PERSPECTIVE

SOUTH PERSPECTIVE

PREFERRED COLOR PALETTE
Building Design & Construction

EXISTING STONE
ANODIZED ALUMINUM FRAMES
GLAZING
PERFORATED METAL
PAINTED WOOD
PAINTED CONCRETE
MAIN ENTRY PATIO AND SEATING AREA

PROPOSED BASE SCOPE

EXISTING

PROPOSED ADD ALTERNATE

EXISTING
**LANDSCAPE PLANTING CONCEPT**

**Building Design & Construction**

- **ROSSI POOL**

- **FLOOR PLAN LEGEND**
  - Entrance Patio with Siting Area
  - Entrance Lobby
  - Locker Rooms
  - Pool Area
  - Multi-Purpose Room
  - Staff Areas
  - Storage Areas
  - Mechanical Areas

- **Rossi Pool Proposed Seating**
- **Procedures**
  - Remove existing trees to reveal building corner
  - Sun & shade-tolerant plants
  - Accent planting
    - Showy plants
  - Sun-tolerant foundation plants soften building wall and enhance building's horizontal vocabulary
  - Architectural planters
    - Reinforce building's horizontal vocabulary, soften with over-hanging plants
  - North planting
    - Shade-tolerant plants
  - South planting
    - Sun & shade-tolerant plants
  - West planting
    - Sun-tolerant foundation plants soften building wall and enhance building's horizontal vocabulary

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PLANTING PALETTE
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NORTH PLANTING

HART'S TONGUE FERN
Asplenium scolopendrium
NA
1 - 2 ft

ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft

CALIFORNIA SWORD FERN
Polystichum munitum
NA
2 - 3 ft

BERBERIS THUNBERGI
Japanese barberry
spring
3 - 6 ft

SOUTH PLANTING

RUSSIAN SAGE
Perovskia atriplicifolia
summer - fall
3 - 5 ft

WEST PLANTING

CARPET MANZANITA
Arctostaphylos 'Emerald Carpet'
summer
< 1 ft

CREEPING MAHONIA
Mahonia repens
spring
1.5 - 2 ft

CALIFORNIA SWORD FERN
Polystichum munitum
NA
2 - 3 ft

SUNSHINE CONEBRUSH
Leucadendron jester
winter - spring
4 - 5 ft

ARCHITECTURAL PLANTING

BLUE CHALK STICKS
Senecio mandraliscae
summer
1 - 2 ft

ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft

BLUE BEDDER
Penstemon 'Margarita BOP'
spring/summer
1 - 3 ft

ACCENT PLANTING

BLUE CHALK STICKS
Senecio mandraliscae
summer
1 - 2 ft

BLUE BEDDER
Penstemon 'Margarita BOP'
spring/summer
1 - 3 ft

ARTICHOKE AGAVE
Agave parryi var. truncata
infrrequent
2 - 3 ft

CALIFORNIA SWORD FERN
Polystichum munitum
NA
2 - 3 ft

<table>
<thead>
<tr>
<th>Plant</th>
<th>Season</th>
<th>Height</th>
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<tbody>
<tr>
<td>HART'S TONGUE FERN</td>
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<tr>
<td>ORANGE LIBERTIA</td>
<td>spring</td>
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<tr>
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<td>RUSSIAN SAGE</td>
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THANK YOU