

RECREATION & PARKS | ROSSI POOL RENOVATION PROJECT

Civic Design Review - Phase 2 Presentation
March 19, 2018



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

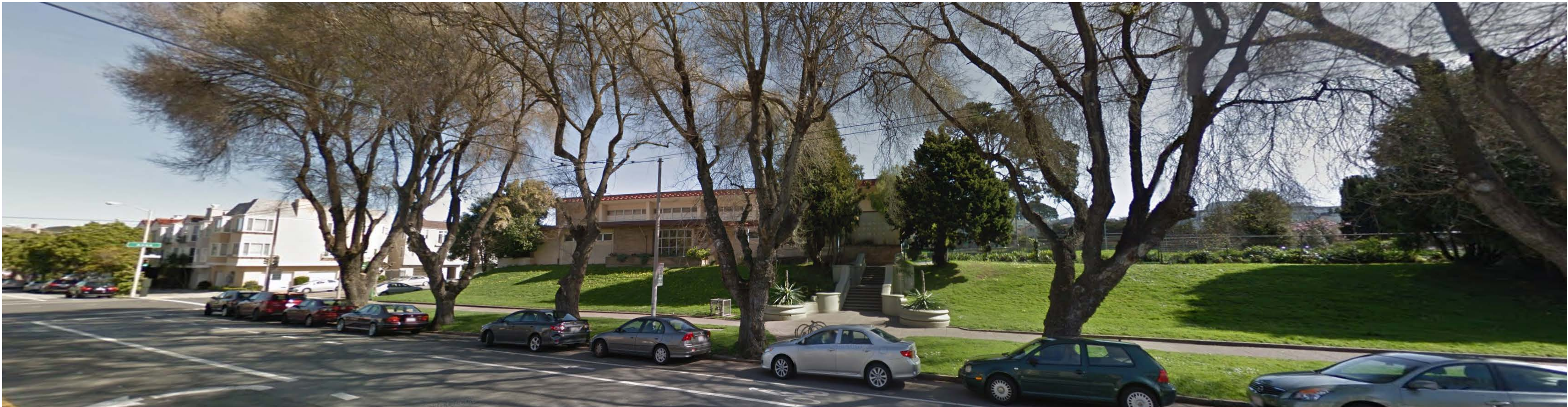
PRIORITIES

- 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- Outdated locker rooms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





ARGUELLO BOULEVARD - SOUTHWEST VIEW - POOL BUILDING MAIN ENTRY



CORNER OF ARGUELLO BOULEVARD & ANZA STREET



ANZA STREET - NORTHEAST VIEW





ANGELO ROSSI POOL:

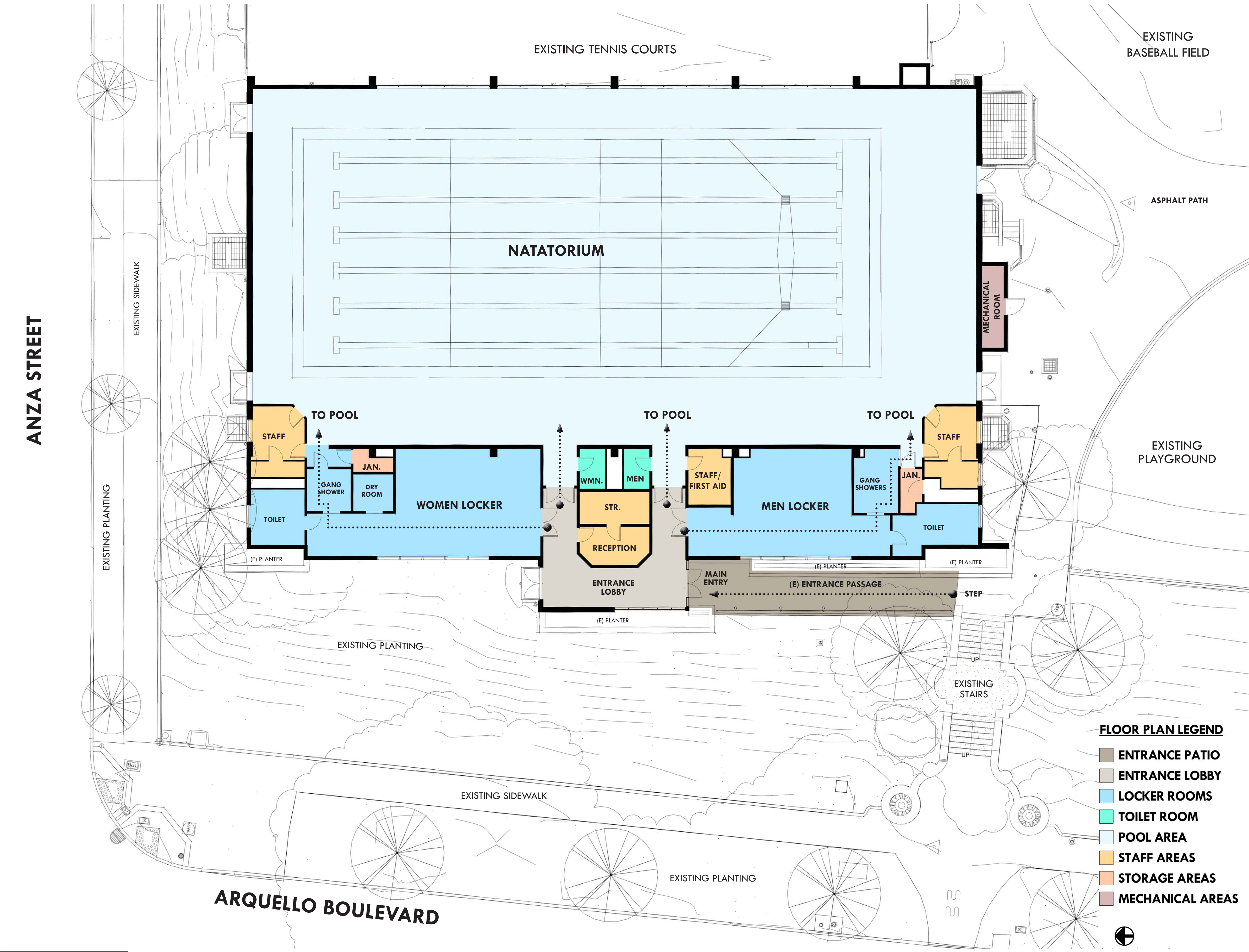
- Date constructed: designed in 1956, dedicated in 1957
- Designed by Architect: H.C. Baumann

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.



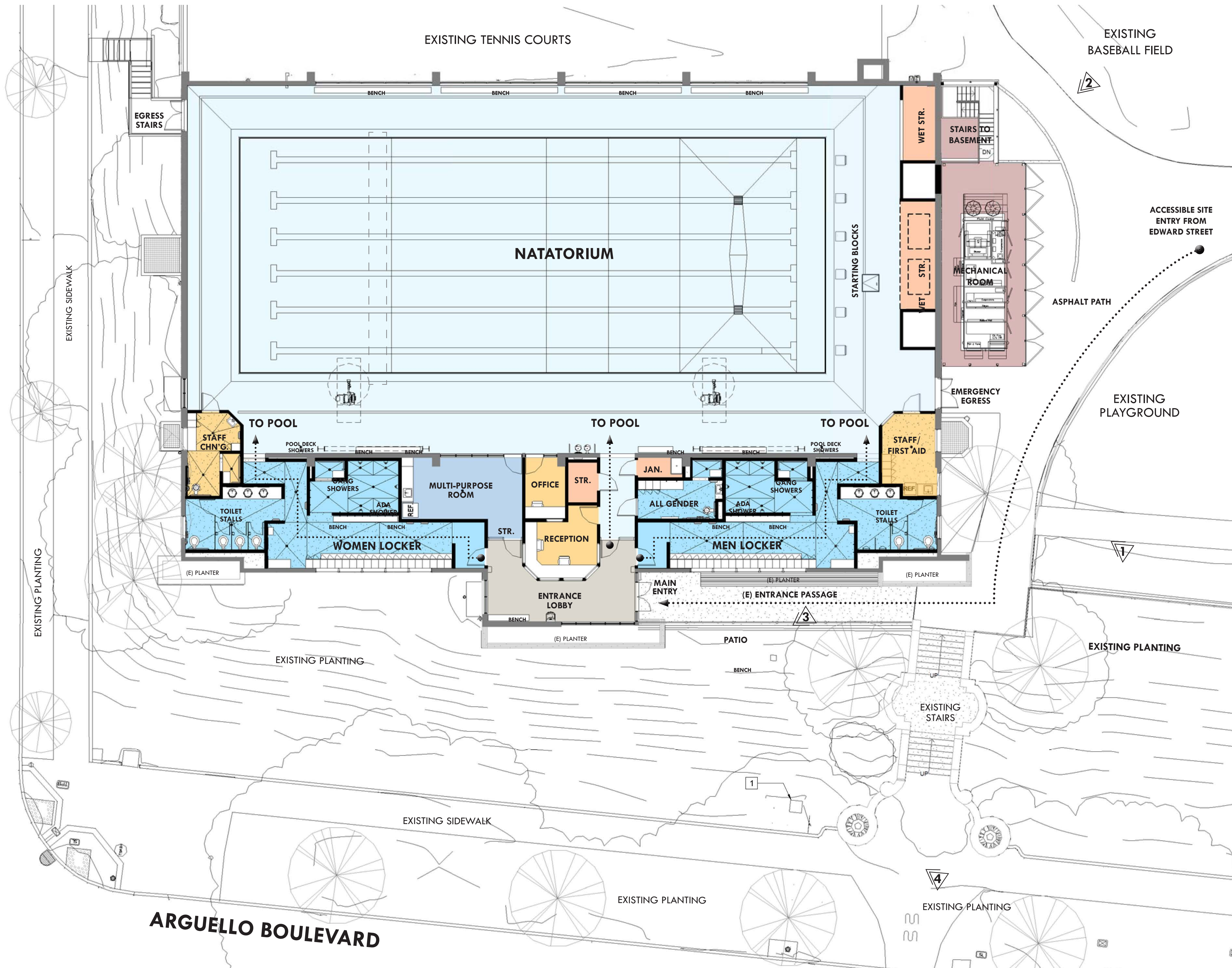
- LOCKER ROOMS & STAFF AREAS**
- LIMITED ADA ACCESSIBILITY.
 - LIMITED AND WORN LOCKERS.
 - WORN FINISHES.



FLOOR PLAN LEGEND

- ENTRANCE PATIO
- ENTRANCE LOBBY
- LOCKER ROOMS
- TOILET ROOM
- POOL AREA
- STAFF AREAS
- STORAGE AREAS
- MECHANICAL AREAS

ANZA STREET



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 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 SITING AREA.
- NEW MULTI-PURPOSE ROOM - 212 SG.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 SITING AREA
- ENTRANCE LOBBY
- LOCKER ROOMS
- POOL AREA
- MULTI-PURPOSE ROOM
- STAFF AREAS
- STORAGE AREAS
- MECHANICAL AREAS
- EMERGENCY EGRESS STAIRS







EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



VIEW FROM ENTRY STAIR: PREFERRED COLOR PALETTE

Building Design & Construction



SOUTH PERSPECTIVE

PAINTED WOOD

PAINTED CONCRETE

EXISTING STONE



EAST PERSPECTIVE

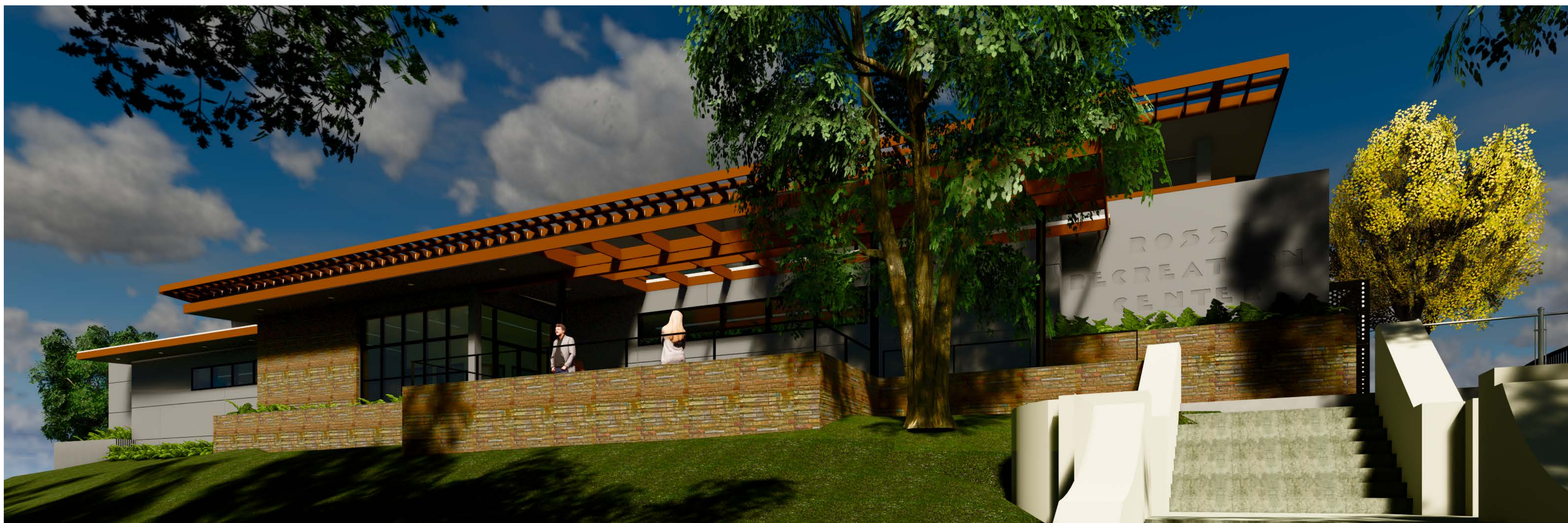
ANODIZED ALUMINUM FRAMES

GLAZING

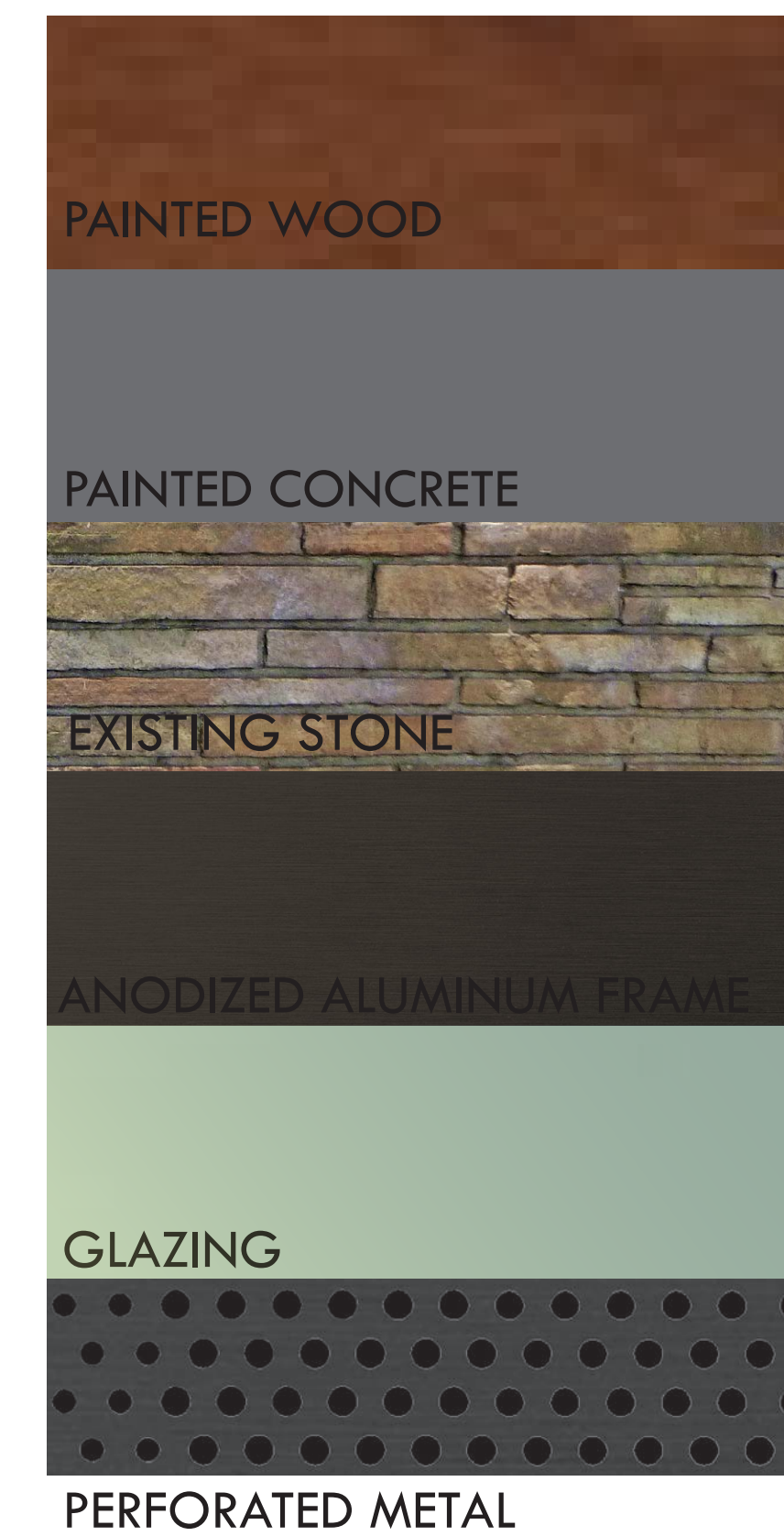
PERFORATED METAL



WEST ELEVATION



WEST ELEVATION





PROPOSED BASE SCOPE



EXISTING



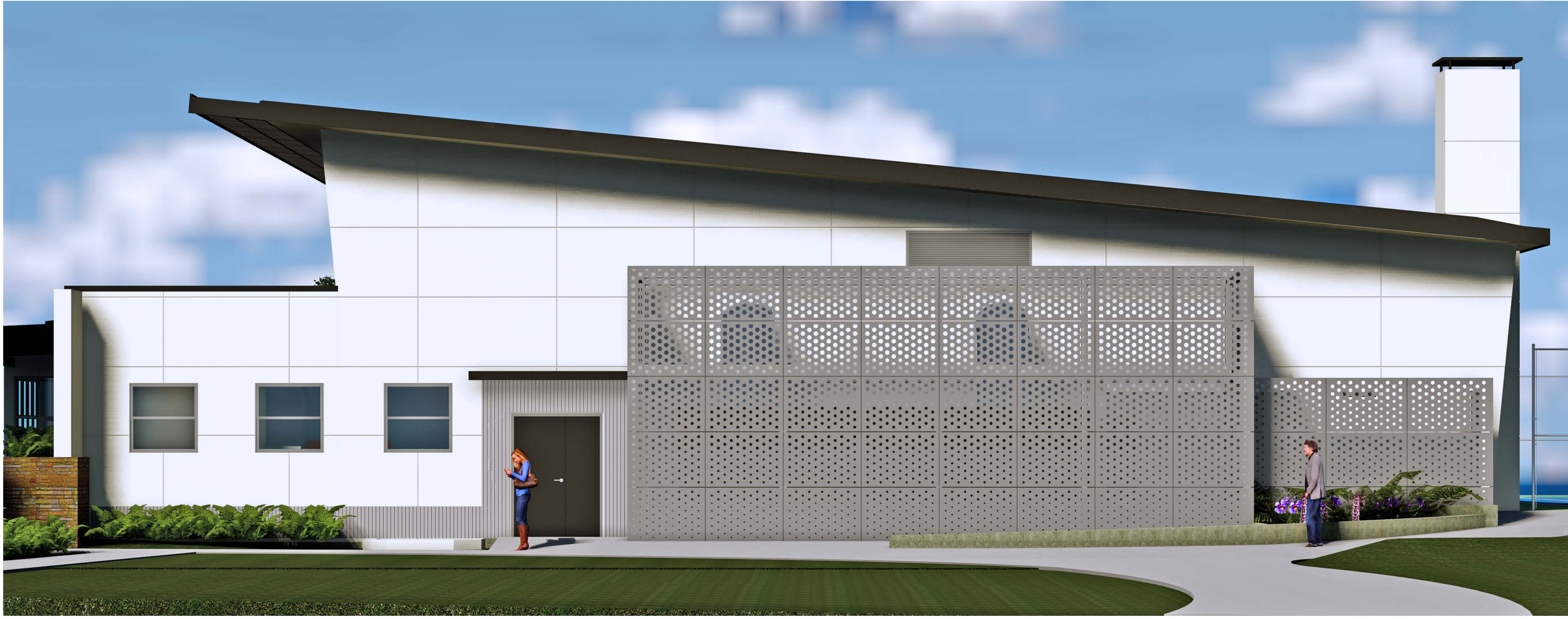
PROPOSED ADD ALTERNATE



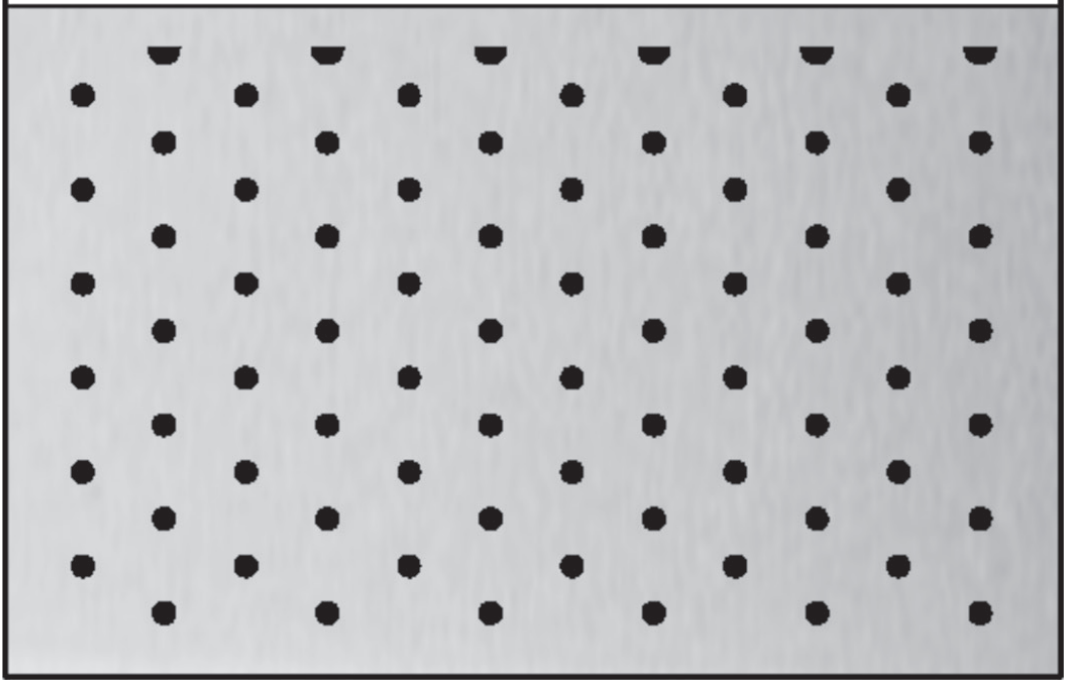
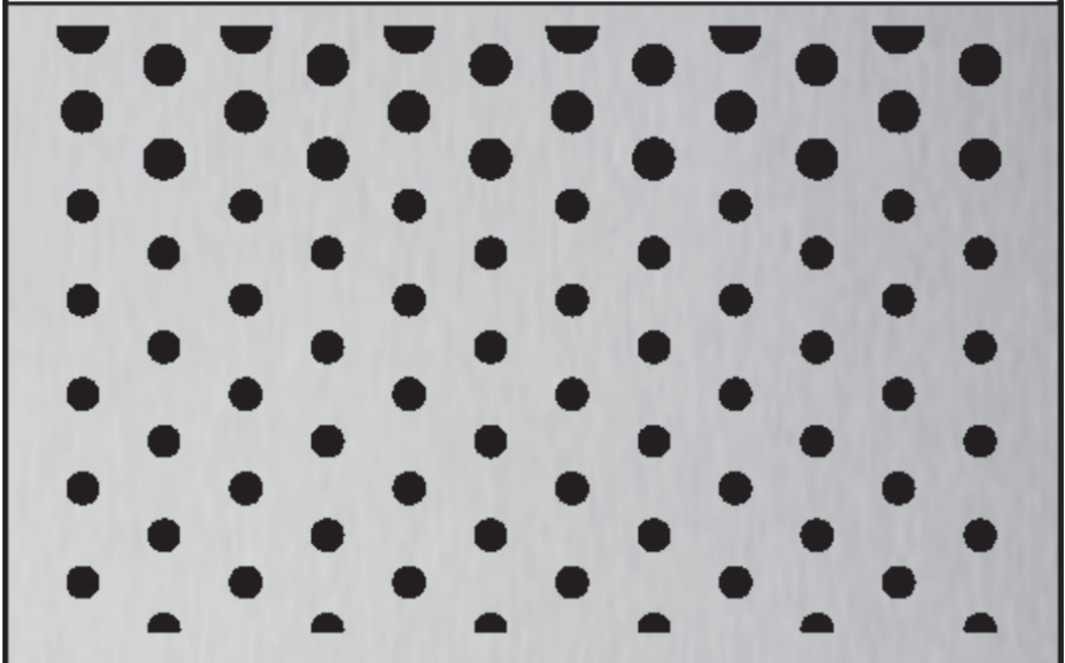
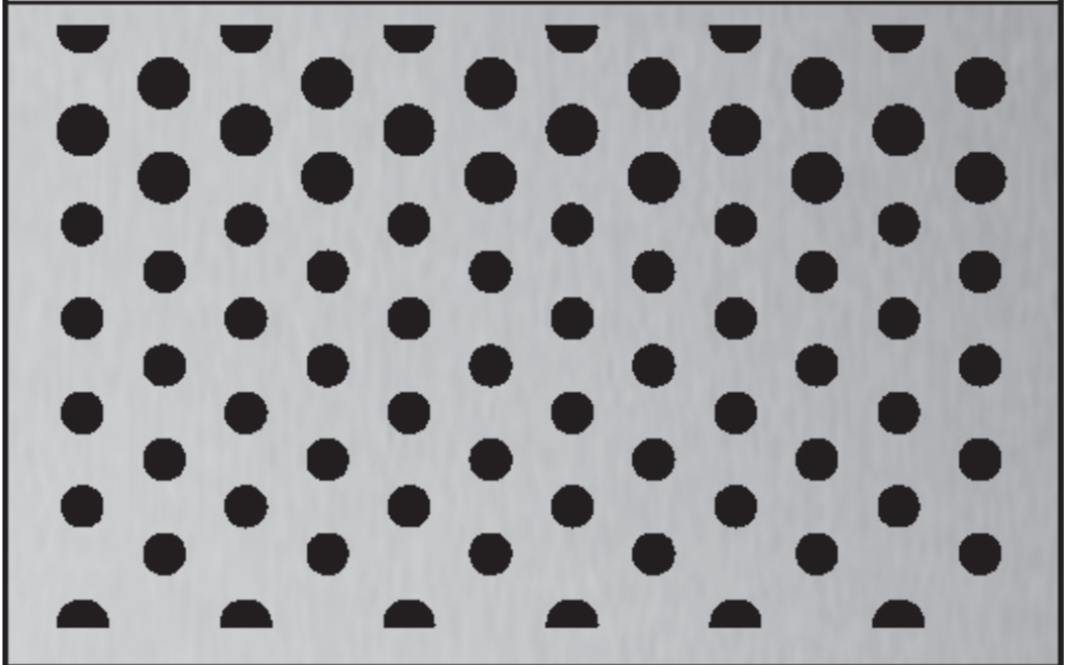
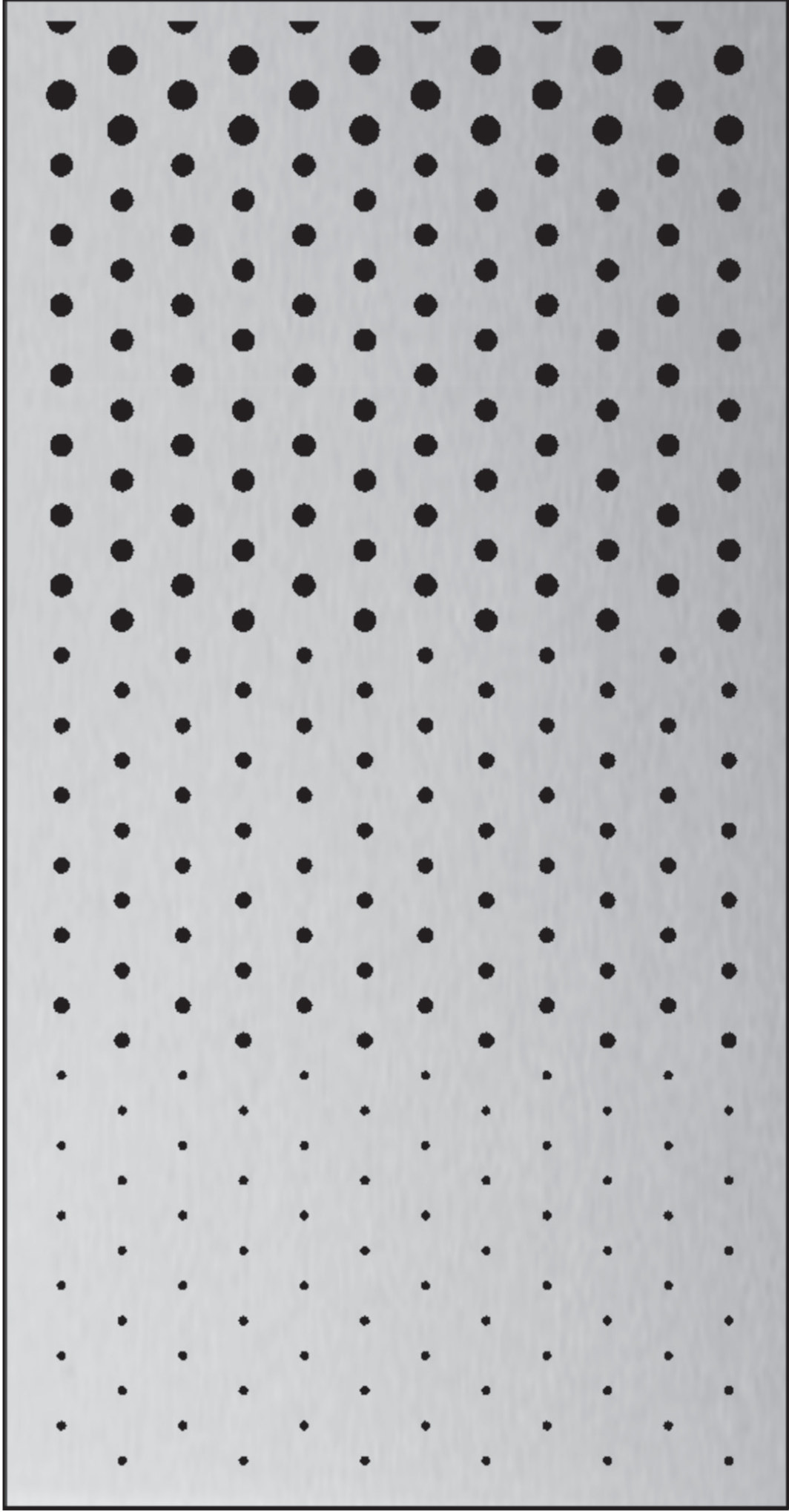
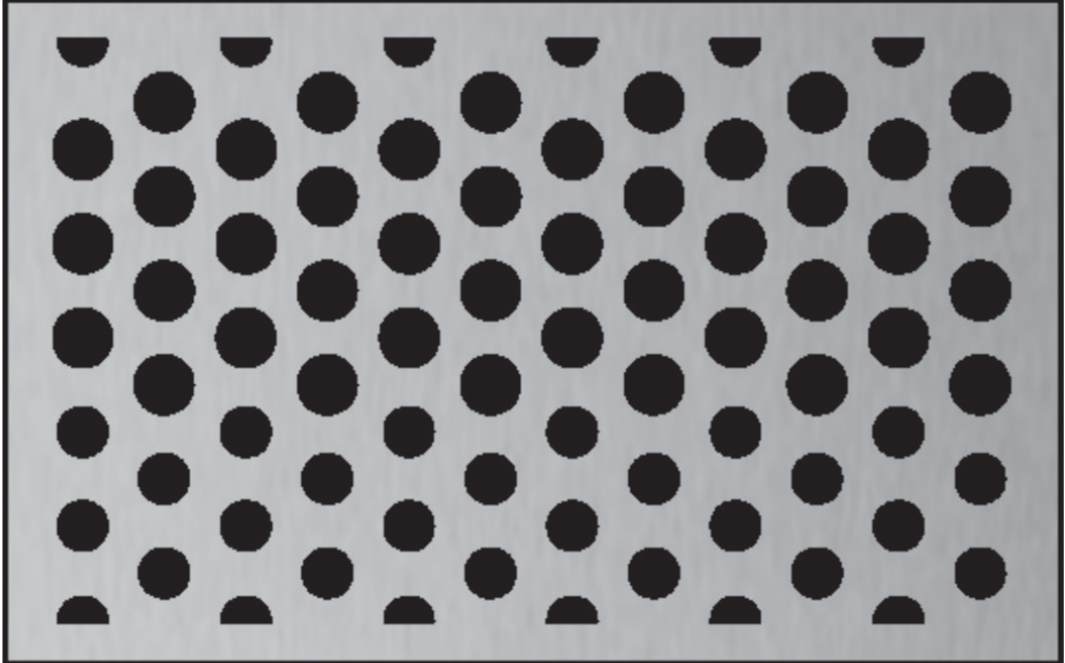
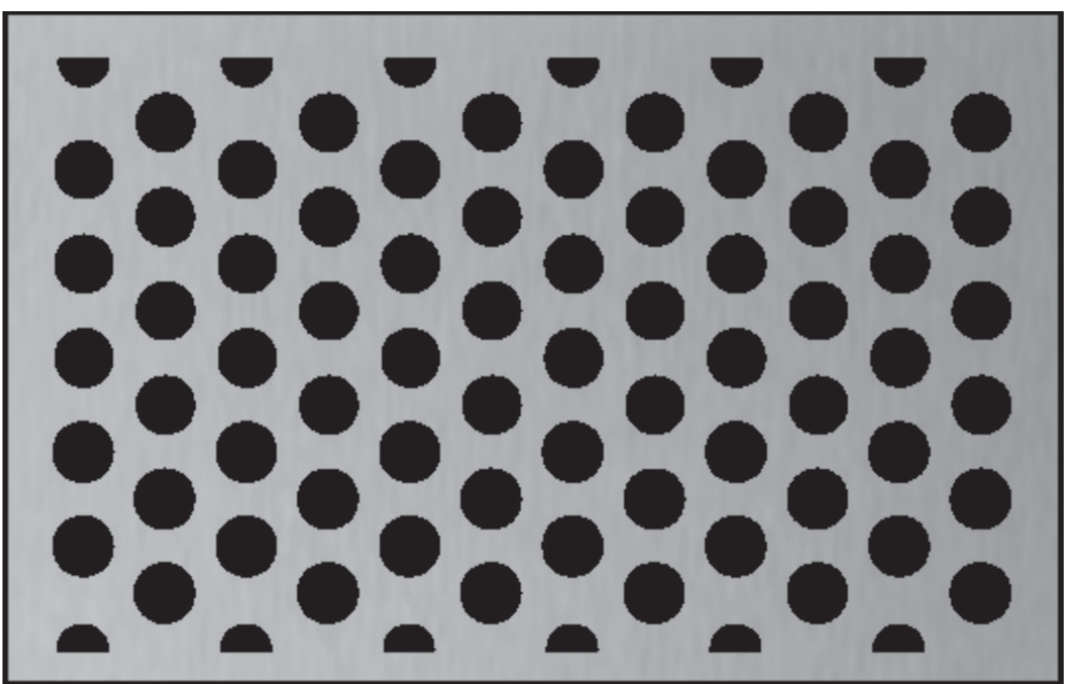
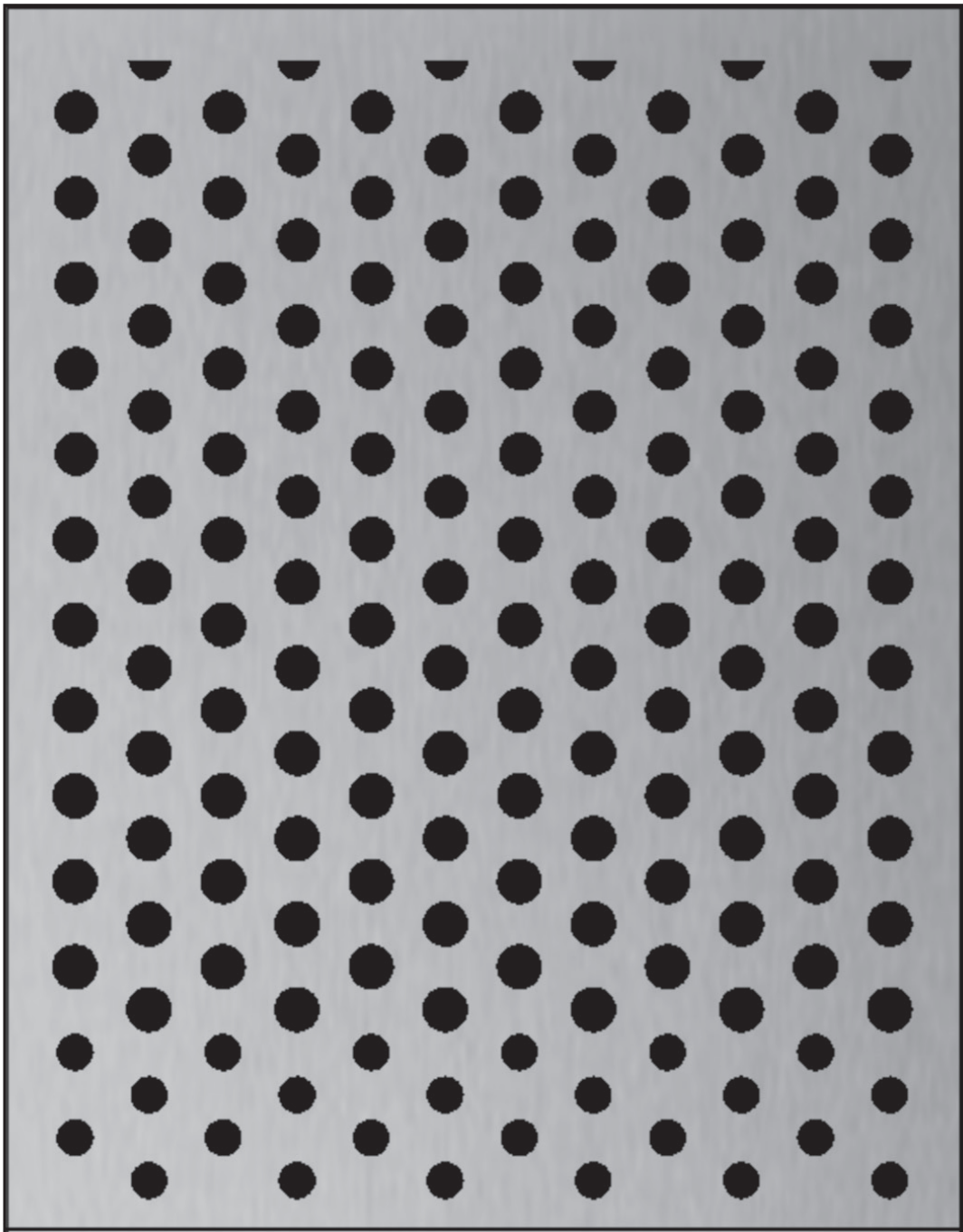
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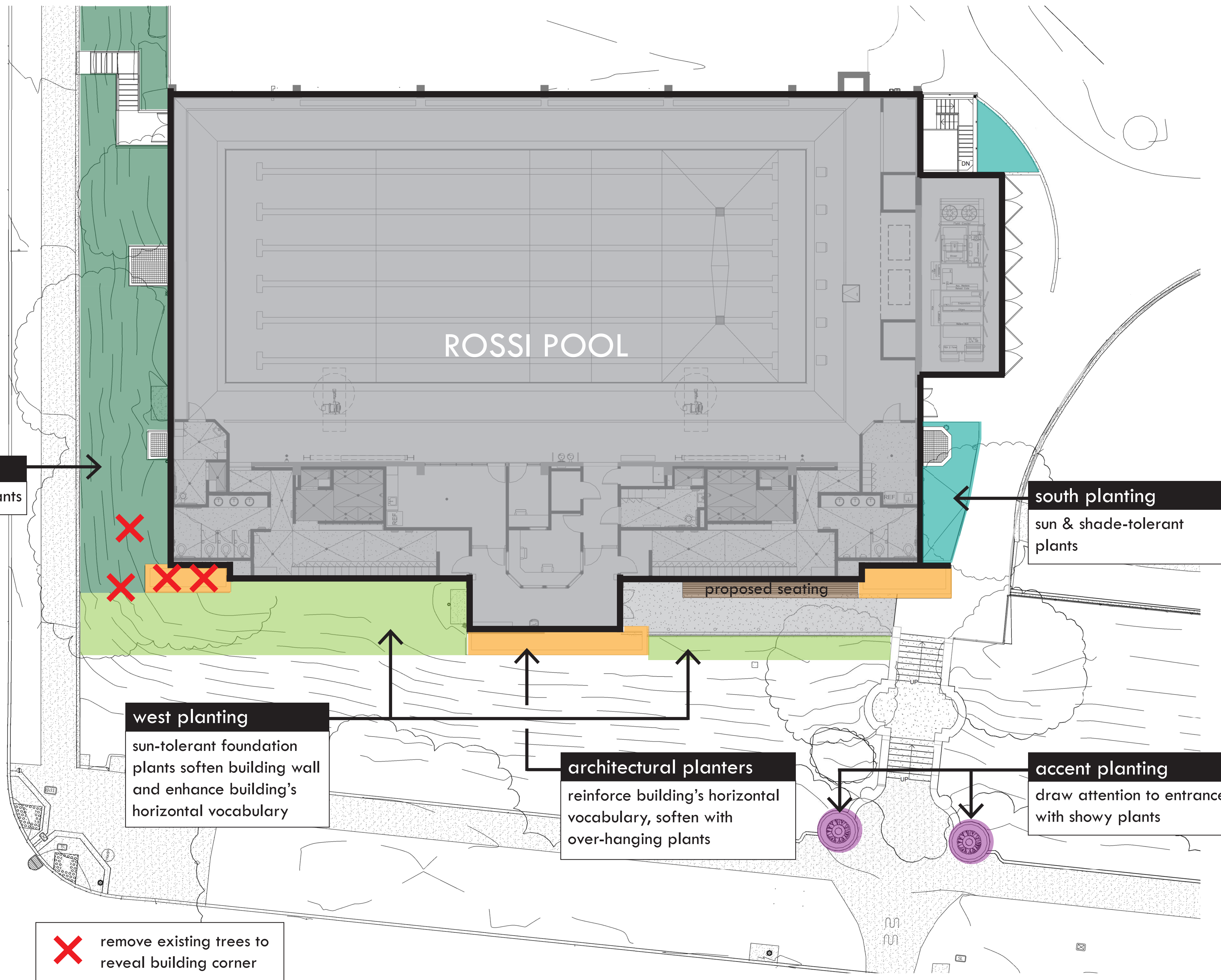


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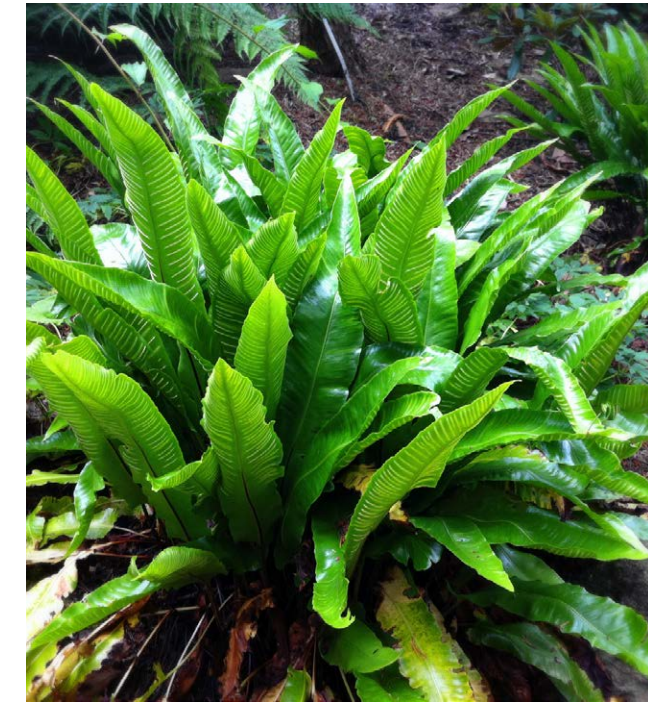


OPTION 1

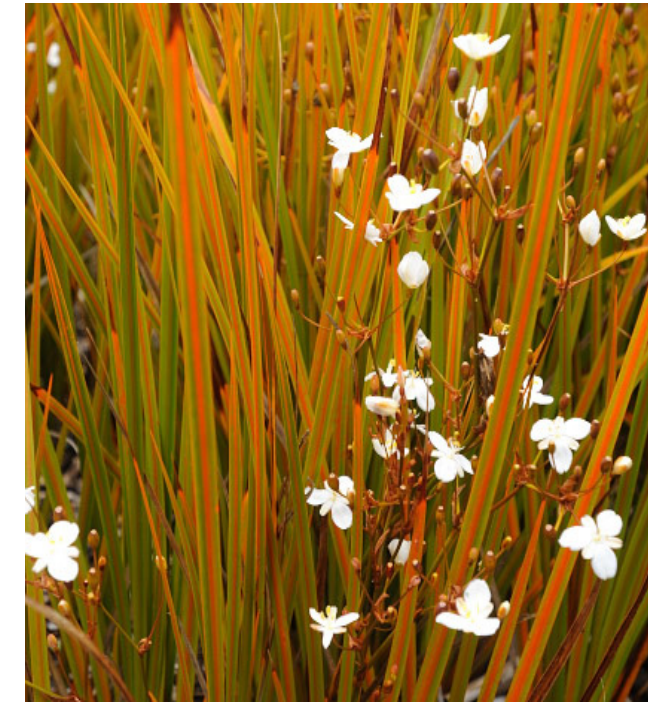
OPTION 2



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 THUNBERGII
Japanese barberry
spring
3 - 6 ft

SOUTH PLANTING

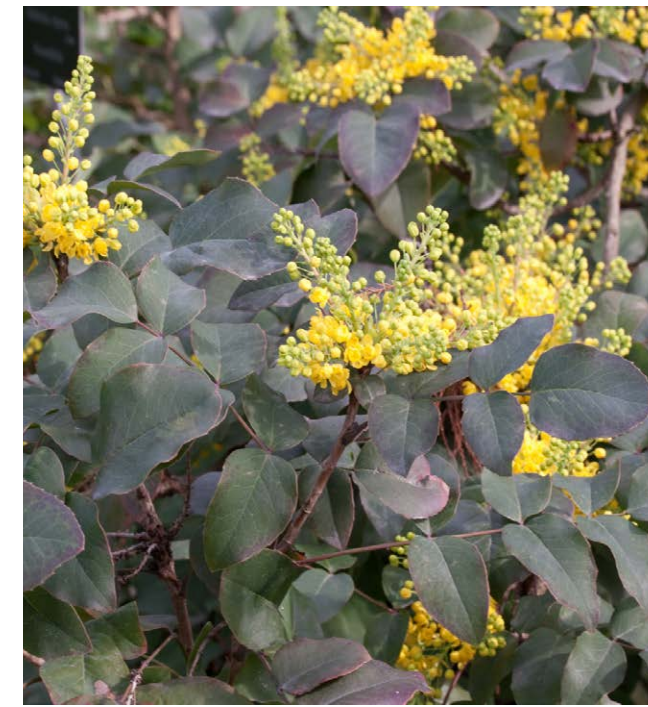


RUSSIAN SAGE
Perovskia atriplicifolia
summer - fall
3 - 5 ft

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

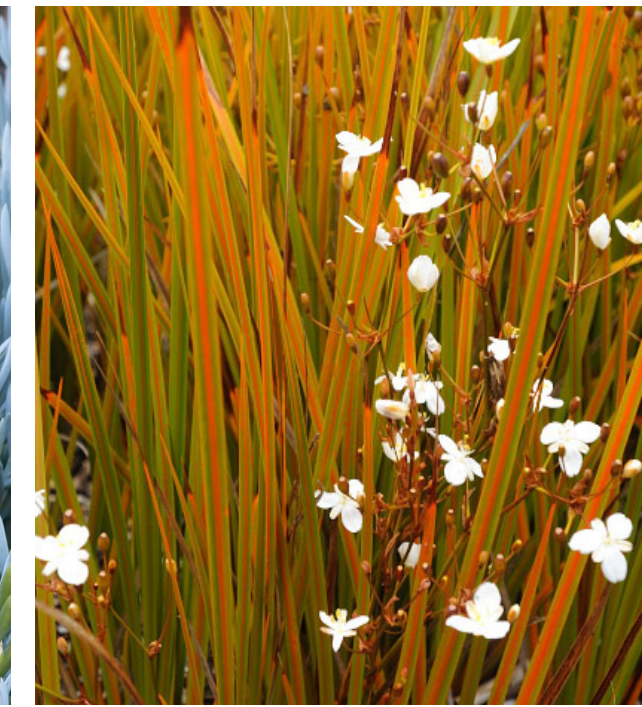


SUNSHINE CONEBRUSH
Leucadendron jester
winter - spring
4 - 5 ft

ARCHITECTURAL PLANTING



BLUE CHALK STICKS
Senecio mandraliscae
summer
1 - 2 ft

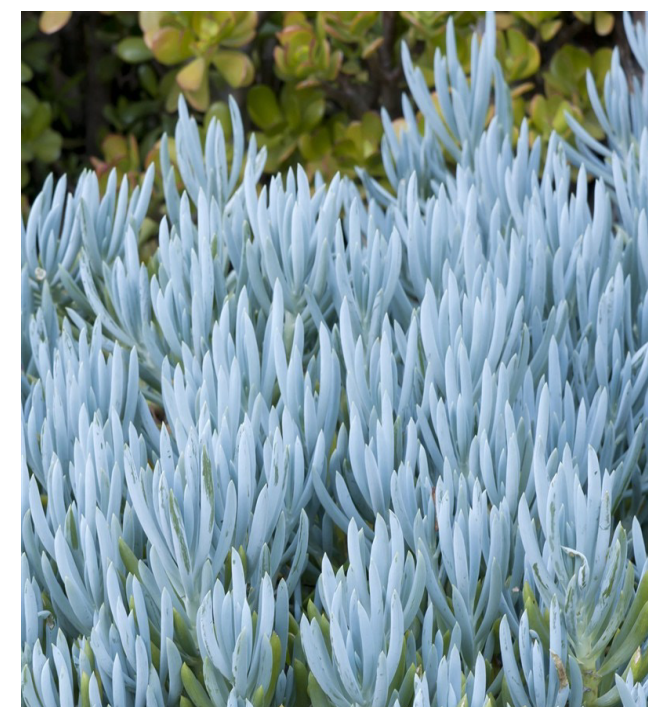


ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft



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
infrequent
2 - 3 ft



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



THANK YOU