

RECREATION & PARKS | ROSSI POOL RENOVATION PROJECT

Civic Design Review - Phase 1 Presentation
August 15, 2016



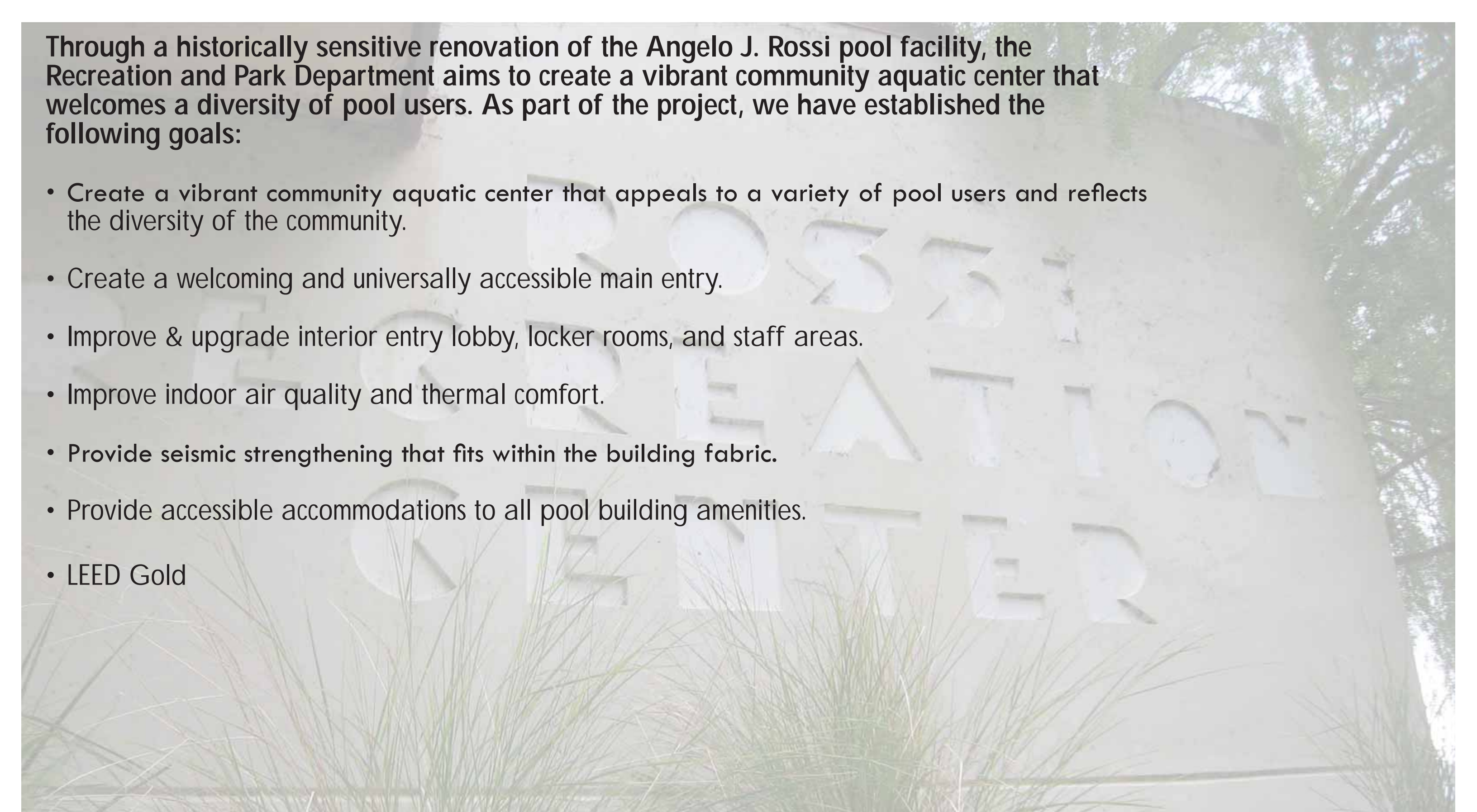
2012 CLEAN AND SAFE PARKS BOND

PROJECT SCHEDULE

- Planning: March 2016 - July 2016
 - Two Community Meetings Completed.
 - CEQA CatEX confirmation with Preservation Planner in Progress.
- Civic Design Informational Presentation on July 18, 2016
- Design Development and Construction Documents: July 2016 - May 2017
- Bid & Award: May 2017 - November 2017
- Construction & Close Out: November 2017 - April 2019

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





ARGUELLO BOULEVARD - SOUTHWEST VIEW - POOL BUILDING MAIN ENTRY



CORNER OF ARGUELLO BOULEVARD & ANZA STREET



ANZA STREET - NORTHEAST VIEW





ANGELO ROSSI POOL:

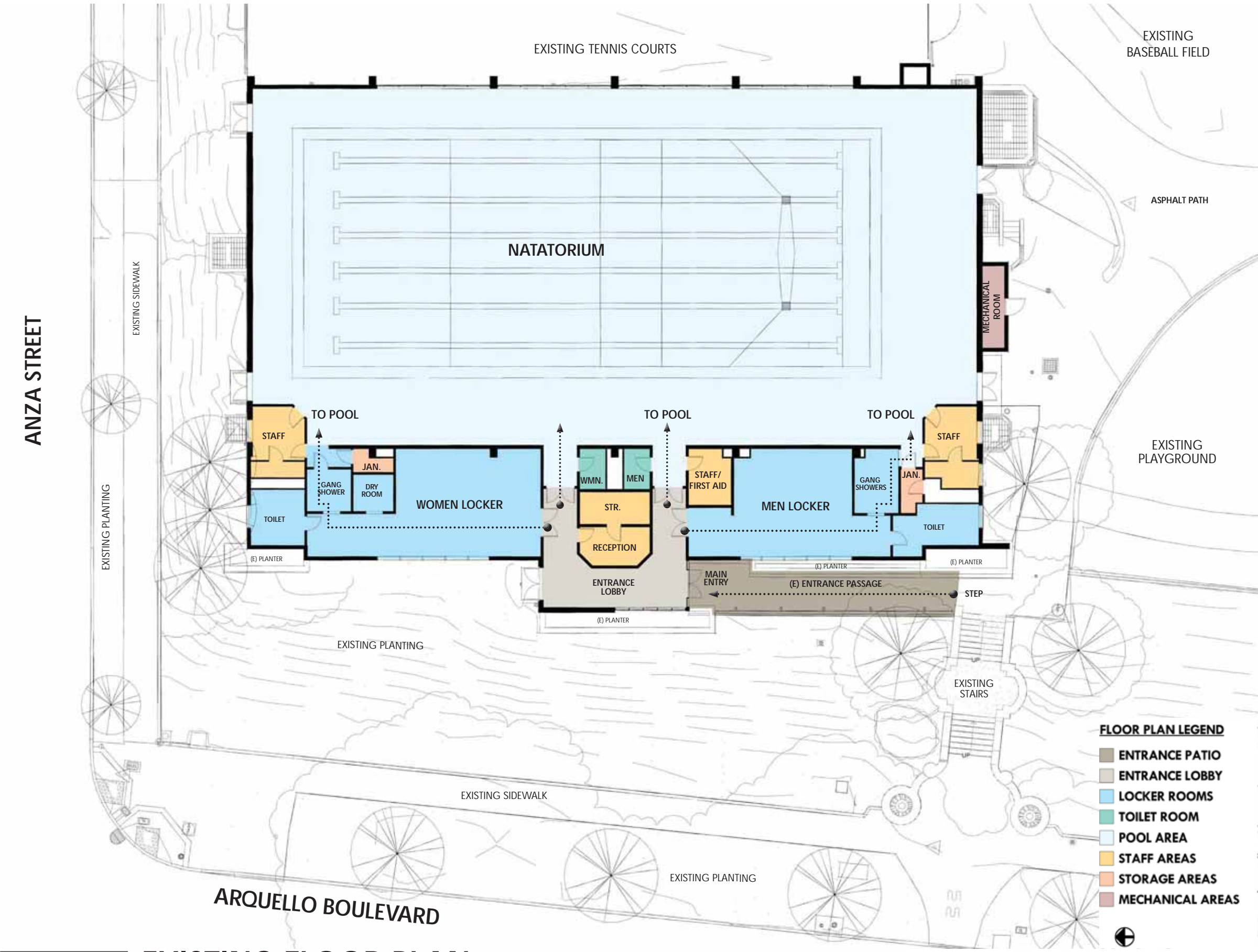
- Date constructed: designed in 1956, dedicated in 1957
- Designed by Architect: H.C. Baumann

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

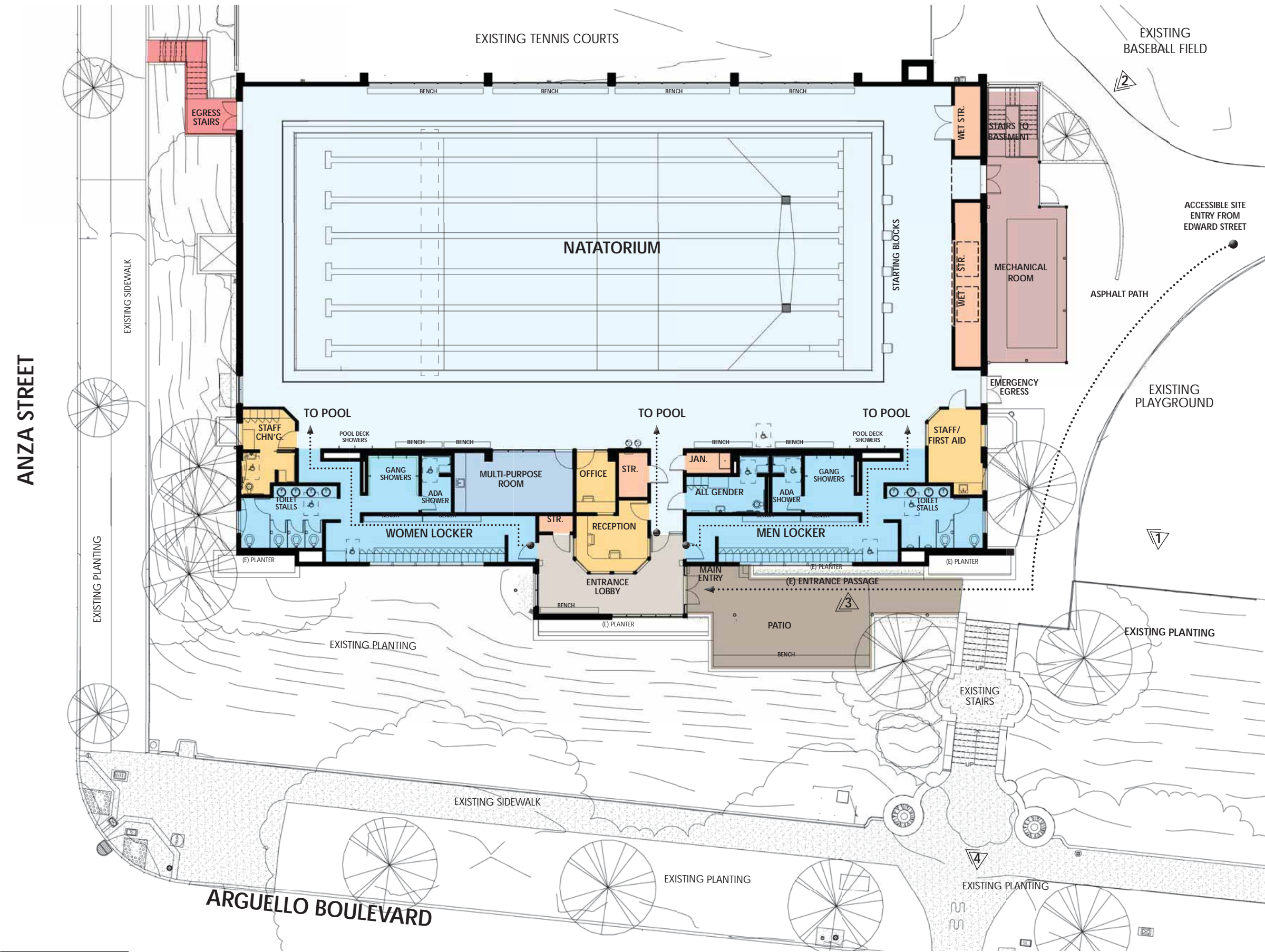
- LIMITED AND UNBALANCED NATURAL DAYLIGHT.
- DETERIORATING POOL FINISHES AND EQUIPMENT.
- LACK OF ADA ACCESSIBILITY FEATURES
- OUTDATED MECHANICAL SYSTEM.



LOCKER ROOMS & STAFF AREAS

- LIMITED ADA ACCESSIBILITY.
- LIMITED AND WORN LOCKERS.
- WORN FINISHES.





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.



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



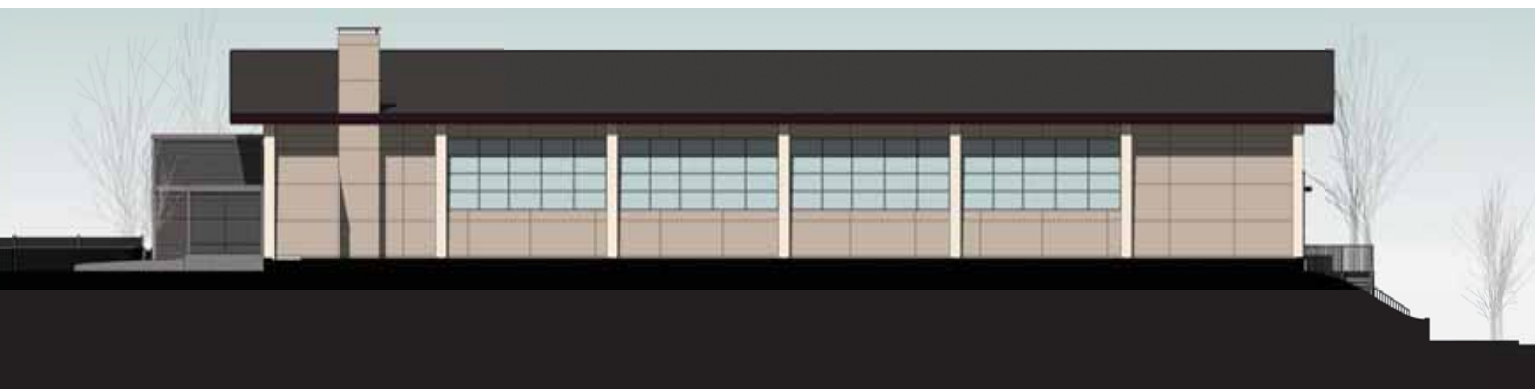
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



A - EXPOSED STEEL FRAME WITH CORRUGATED METAL PANELS



C - FIBER CEMENT PANELS WITH SCREEN INSERTS



B - PERFORATED METAL PANEL



D - FIBER CEMENT PANELS WITH SCREEN INSERTS





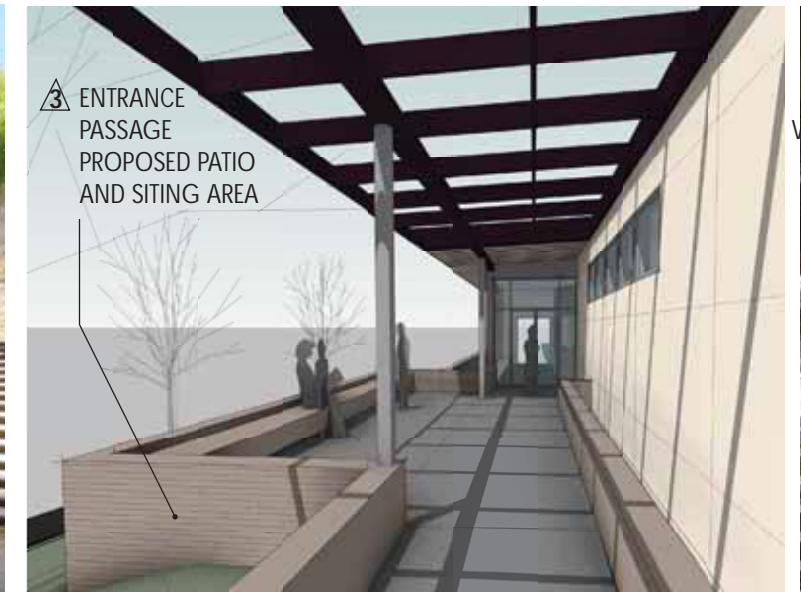
1 SOUTHWEST PERSPECTIVE



2 SOUTHEAST PERSPECTIVE



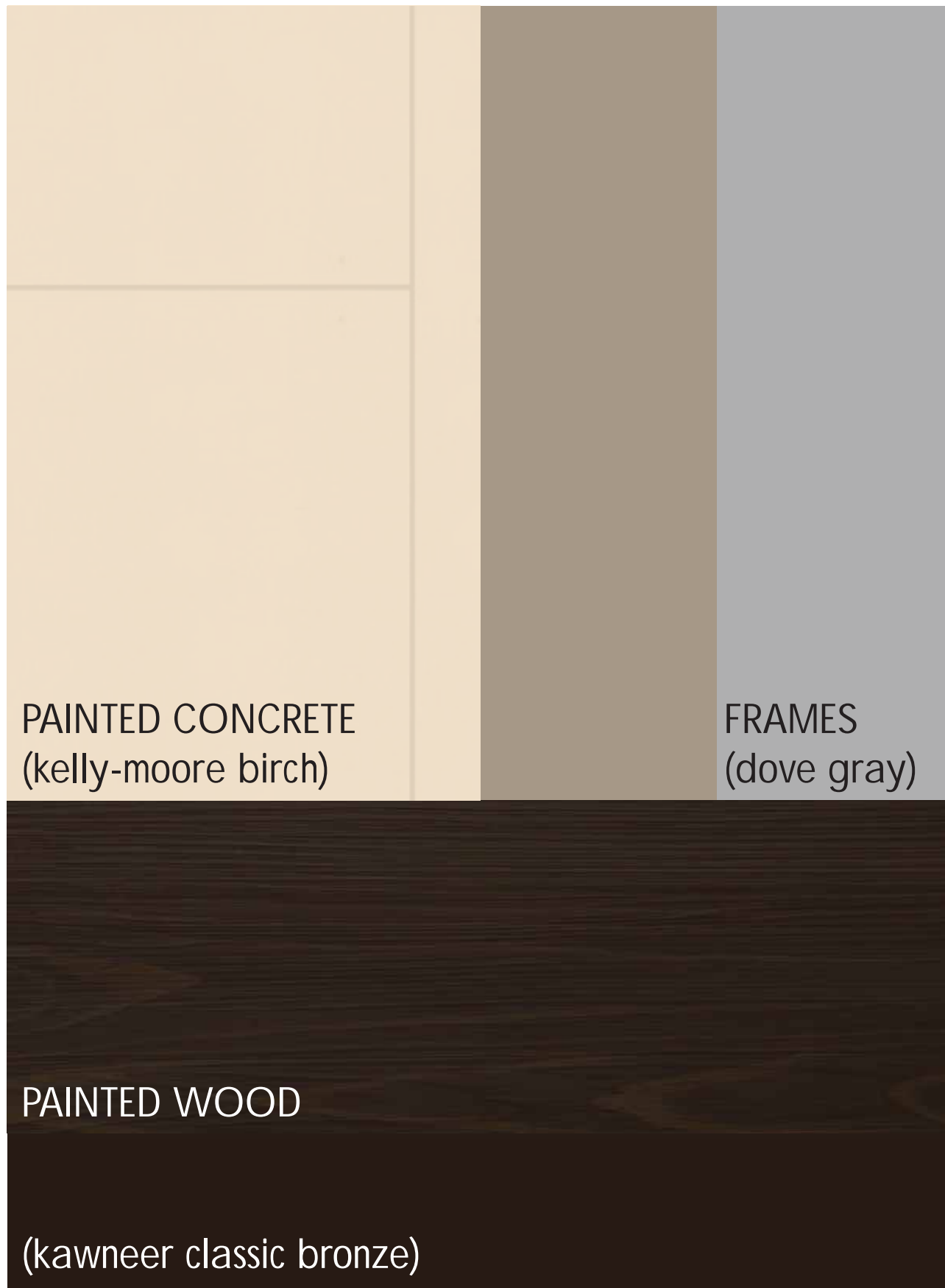
4 PROPOSED PATIO AND SITING AREA



3 ENTRANCE PASSAGE PROPOSED PATIO AND SITING AREA





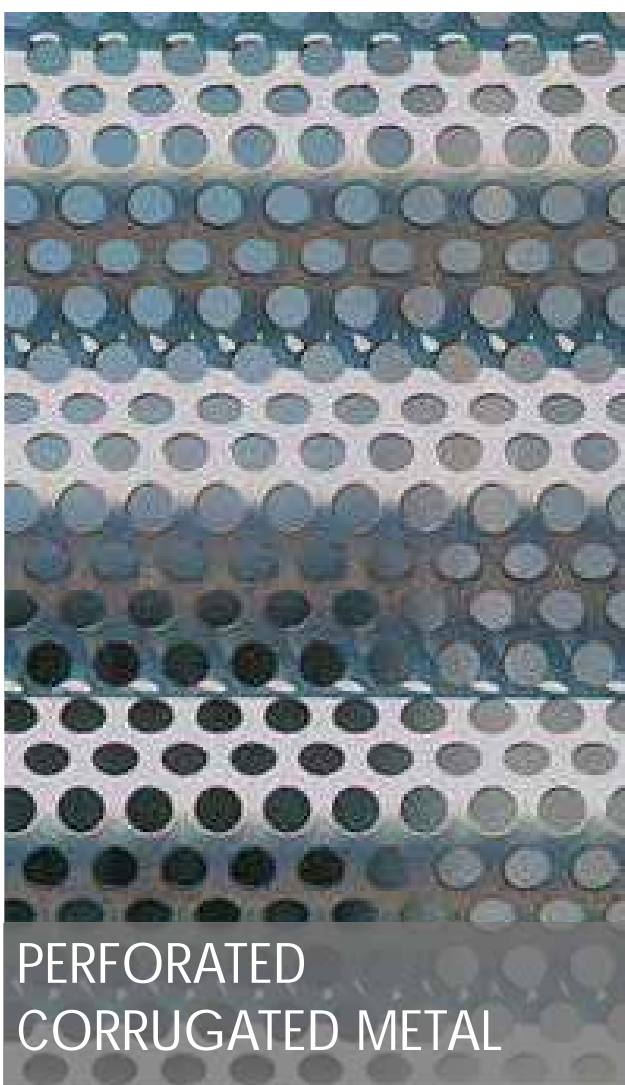


PAINTED CONCRETE
(kelly-moore birch)

FRAMES
(dove gray)

PAINTED WOOD

(kawneer classic bronze)



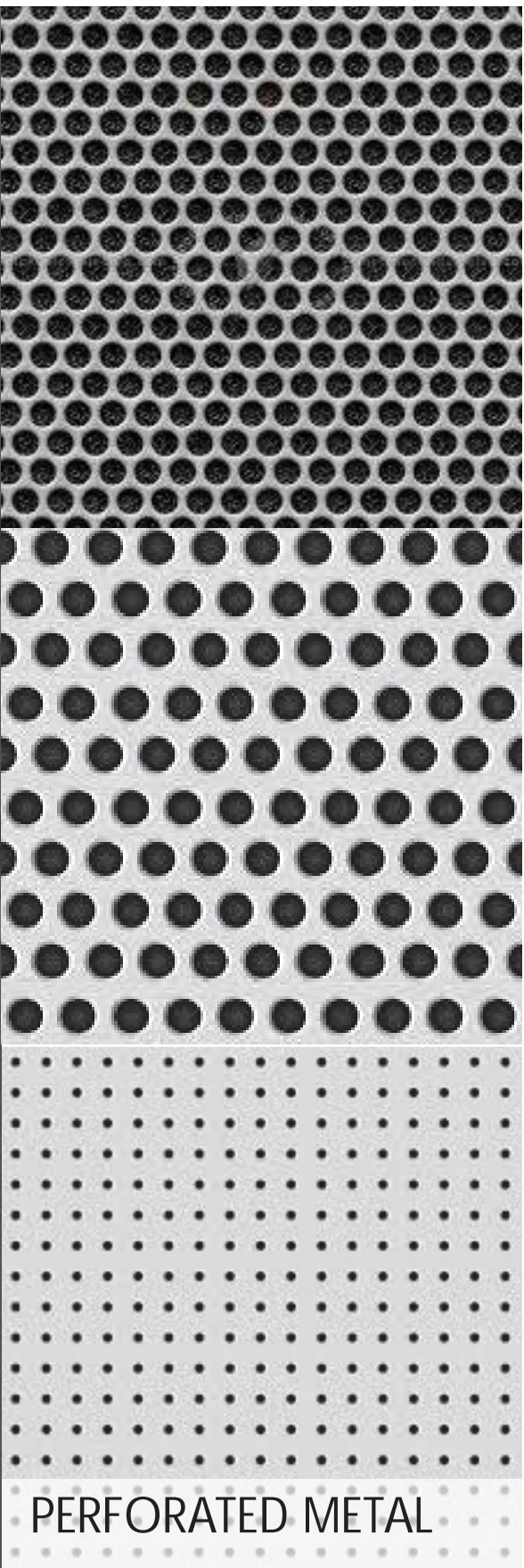
PERFORATED
CORRUGATED METAL



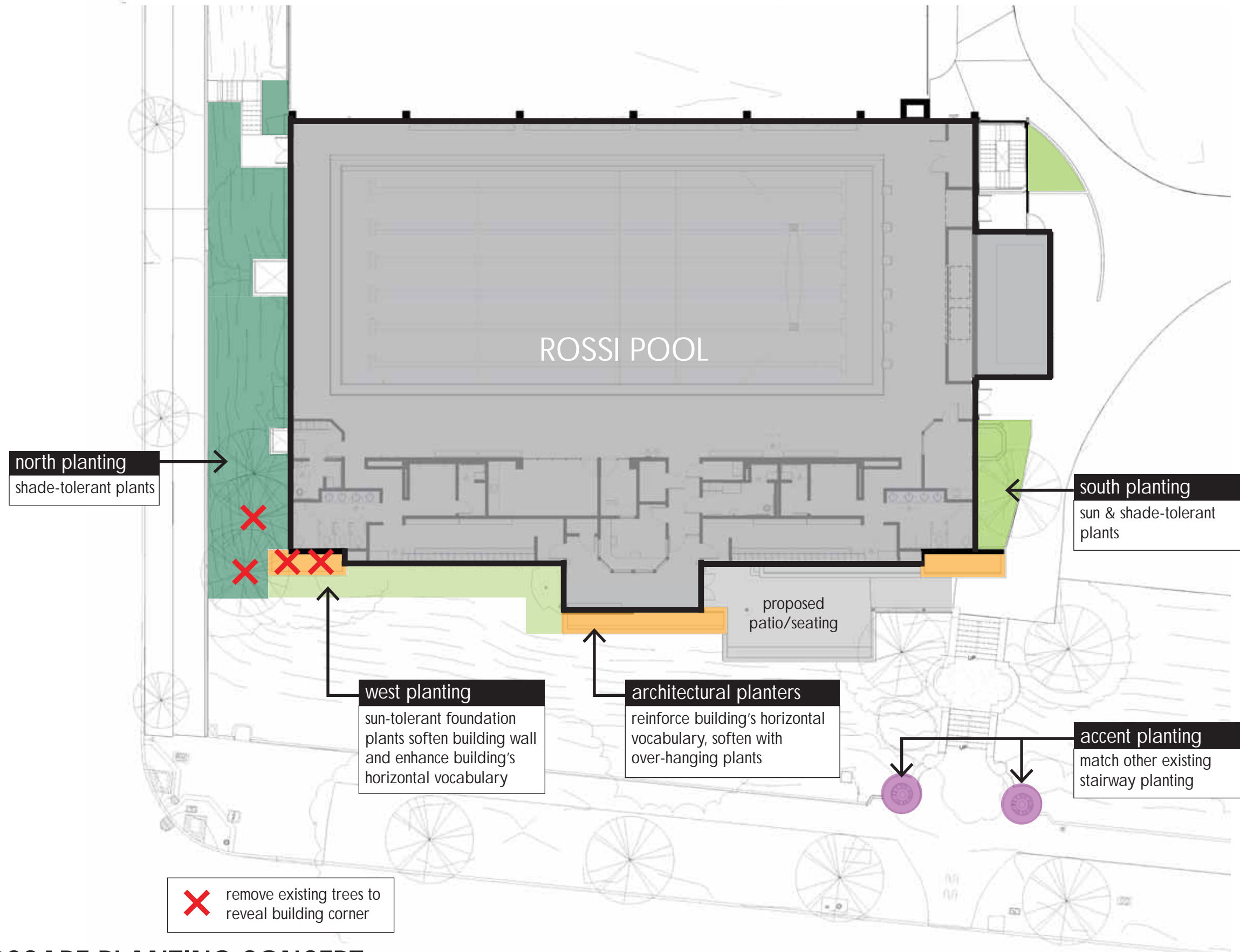
CORRUGATED METAL



FIBER CEMENT
(slate blueblack)



PERFORATED METAL



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



DWARF HONEY FLOWER
Melianthus minor
winter/spring
6 - 8 ft

WEST PLANTING



CARPET MANZANITA
Arctostaphylos uva-ursi
summer
1 - 2 ft



CREeping MAHONIA
Mahonia repens
spring
1.5 - 2 ft



SUNSHINE CONEBRUSH
Leucadendron jester
winter - spring
4 - 5 ft

SOUTH PLANTING



BLUE CHALK STICKS
Senecio mandraliscae
summer
1 - 2 ft



ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft



CLEVELAND SAGE
Salvia clevelandii
summer
4 - 5 ft

ARCHITECTURAL PLANTING



CARPET GERANIUM
Geranium incanum
spring/fall
less than 1 ft



ORANGE LIBERTIA
Libertia peregrinans
spring
1 - 2 ft



PARROT'S BEAK
Lotus berthelotii
spring
2 - 3 ft



LYME GRASS
Leymus condensatus
summer
2 - 3 ft

ACCENT PLANTING



NEW ZEALAND FLAX
Phormium tenax
spring/summer
4 - 6 ft



CARPET GERANIUM
Geranium incanum
spring/fall
less than 1 ft

