**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
SITE MAP

ANZA STREET
ROSSI AVENUE
STANYAN STREET
TURK STREET
EDWARD ST.
ARGUELLO BOULEVARD
ROSSI POOL BUILDING
EXISTING POOL BUILDING

Recreation & Parks | Rossi Pool Renovation Project
Civic Design Review - Phase 1  08.15.16
ARGUELLO BOULEVARD - SOUTHWEST VIEW - POOL BUILDING MAIN ENTRY

CORNER OF ARGUELLO BOULEVARD & ANZA STREET

EXISTING EXTERIOR PHOTOS

Building Design & Construction
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 FLOOR PLAN

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
PROPOSED FLOOR PLAN

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.
EXTERIOR ELEVATIONS
Building Design & Construction

EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED EAST ELEVATION
MECHANICAL ENCLOSURE STUDIES - south elevation options
MATERIAL PALETTE

PAINTED CONCRETE
(kelly-moore birch)

FRAMES
(dove gray)

PAINTED WOOD
(kawneer classic bronze)

PERFORATED METAL

PAINTED CONCRETE
(kelly-moore birch)

PERFORATED CORRUGATED METAL

FIBER CEMENT
(slate blueblack)

PERFORATED METAL

CORRUGATED METAL

CORRUGATED METAL
ROSSI POOL

proposed patio/seating
accent planting
match other existing stairway planting
sun & shade-tolerant plants
south planting

remove existing trees to reveal building corner

architectural planters
reinforce building's horizontal vocabulary, soften with over-hanging plants

west planting
sun-tolerant foundation plants soften building wall and enhance building's horizontal vocabulary

north planting
shade-tolerant plants

accent planting
match other existing stairway planting

LANDSCAPE PLANTING CONCEPT

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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
- **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
- **BLUE CHALK STICKS**
  - *Senecio mandraliscae*
  - summer
  - 1 - 2 ft

**SOUTH PLANTING**

- **ORANGE LIBERTIA**
  - *Libertia peregrinans*
  - spring
  - 1 - 2 ft
- **CLEVELAND SAGE**
  - *Salvia clevelandii*
  - spring / 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
THANK YOU