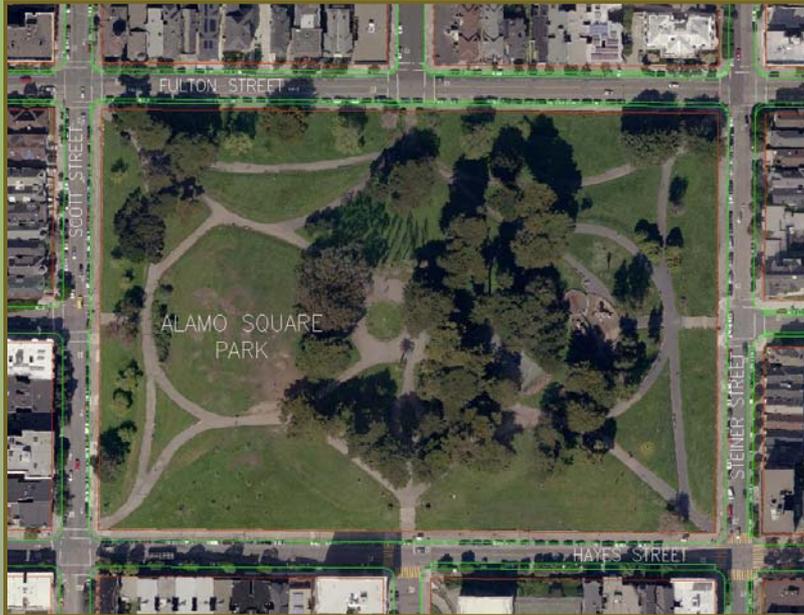
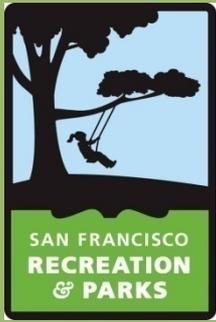


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project Alamo Square Park Restroom Project



WELCOME TO THE COMMUNITY MEETING



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

AGENDA

5 MIN

INTRODUCTIONS

30 MIN

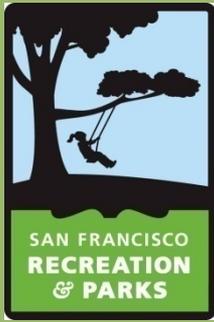
PRESENTATION

30 MIN

QUESTIONS/COMMENTS

15 MIN

NEXT STEPS



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park 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

Steve Cismowski , Neighborhood Services Area Manager, RPD



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

BASELINE PROJECT BUDGET

Total Construction Budget

\$1.2 Million

BASELINE PROJECT SCHEDULE

Phase	Start	Finish	Duration
Planning	Winter 2011	Summer 2012	±8 months*
Design	Fall 2012	Winter 2012	±6 months*
Bid/Award	Winter 2012	Spring 2013	±3 months
Construction	Spring 2013	Winter 2013	±9 months
OPENS TO THE PUBLIC: Winter 2013			

**May increase due to final renovation option selection*

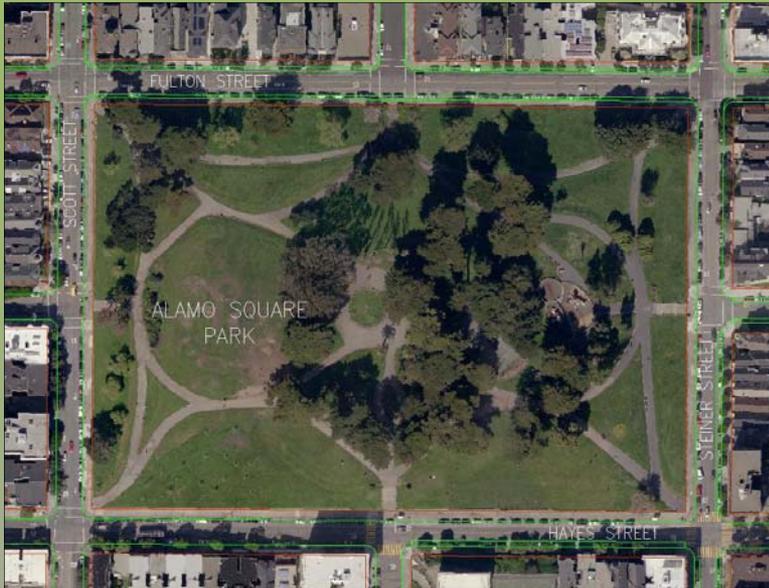


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Renovation Work Includes:

- New Men's and Women's Restrooms
- Accessible Paths to and from the Restroom
- Signage
- Related Site Improvements



Aerial View of the Alamo Square Park



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

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 Renovation Option](#).
- Gather feedback on site specific project features, such as fencing, lighting and landscape.



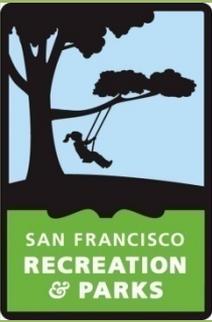
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Community Meeting #1

Recap of Community Feedback

- The restroom location chosen should have minimal impact to the site.
- The [Summit](#) location was preferred over other proposed locations; however, there was concern about how the new accessible path might impact the existing site, trees, slopes, etc.
- Like the idea of renovating the existing restroom, if feasible.
- Expressed that the “Traditional” and the “Contemporary” restroom models do not fit into the Alamo Square aesthetics. Prefer a different building design option.
- If the unisex restroom is placed next to existing accessible path of travel, the north of the playground location was preferable.
- Eliminate the need for a cargo container on-site by providing gardener’s work and storage space.



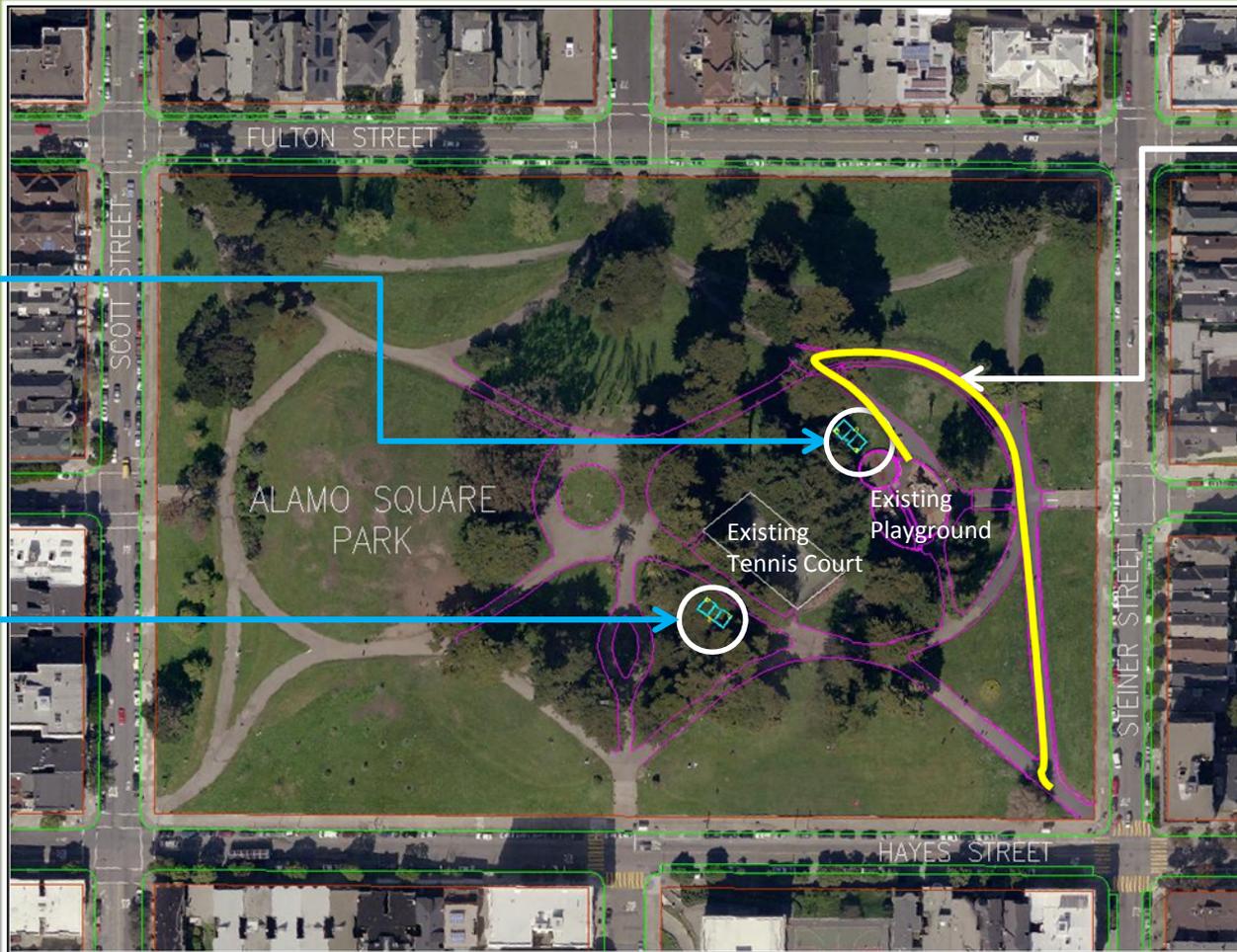
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Alamo Restroom Bldg Location Options

Proposed
Unisex
Restroom:
North of
Playground
Location

Existing
Restroom
@ Summit



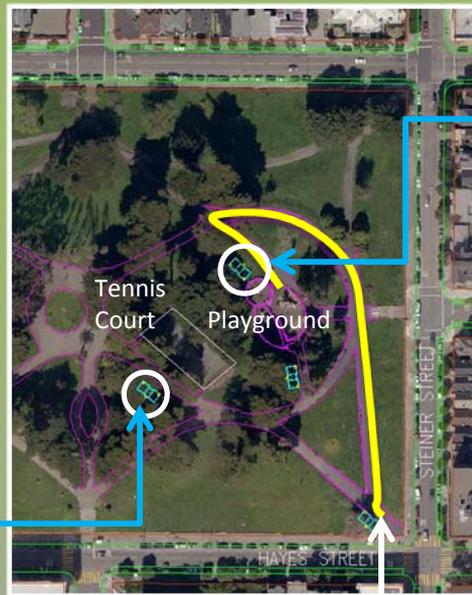
Existing
Accessible
Path of Travel



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Alamo Restroom Bldg Renovation Options



Proposed
Unisex
Restroom
@ North of
Playground

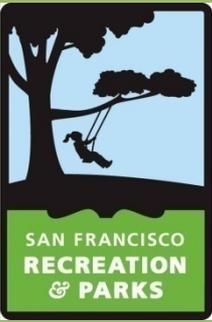
Existing
Restroom
@ Summit

Existing
Accessible
Path of Travel

Summit Site

RENOVATION OPTION 1– Full renovation and seismic upgrade of existing restroom building **with** new accessible ramp to the Summit. Gardener’s work and storage space is added (remove existing cargo container.)

RENOVATION OPTION 2– Full renovation and seismic upgrade of existing restroom building **without** new accessible ramp to the Summit. Alternate accessible restroom accommodation, a **unisex restroom** (north of playground location), is required. Gardener’s work and storage space is added (remove existing cargo container.)



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Renovation Option 1



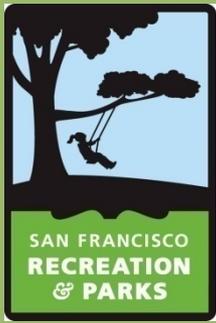


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Renovation Option 2



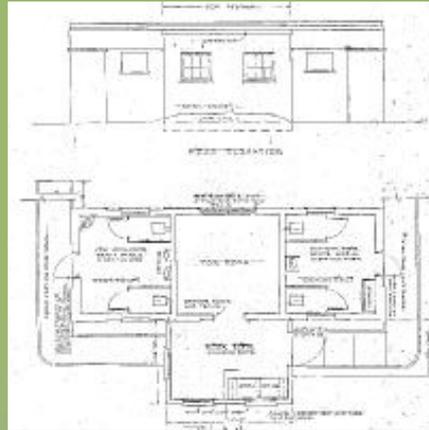


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Existing Alamo Restroom Bldg Renovation Plans – Options 1 & 2

Existing Restroom Floor Plan

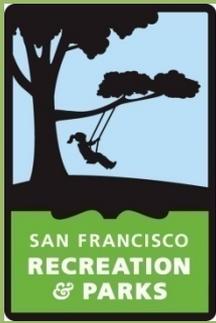


Proposed Restroom Floor Plan – Option 1



Proposed Restroom Floor Plan – Option 2



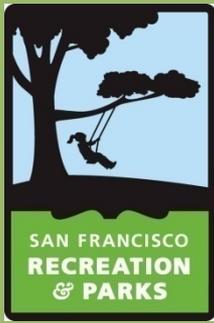


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Existing Alamo Restroom Bldg Renovation





Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Existing Alamo Restroom Bldg Renovation

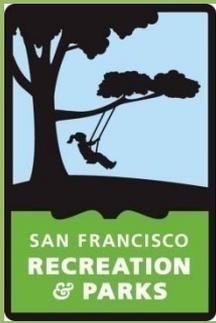


ALAMO SQUARE PLAYGROUND RESTROOMS DESIGN DEVELOPMENT

PUBLIC RESTROOMS,
450 SF ESTIMATED AREA

DESIGN CRITERIA:

- INTEGRATION WITH THE NEIGHBORHOOD CONTEXT,
- ACCESSIBILITY
- USE OF NATURAL LIGHT & VENTILATION
- FAMILIAR VOLUME & MATERIALS
- WARM & HARMONIC COMPOSITION
- EASY IDENTIFICATION

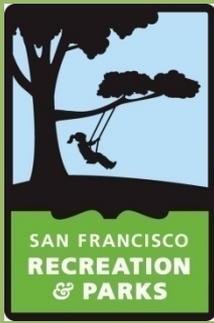


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Proposed ADA Path of Travel – Option 1



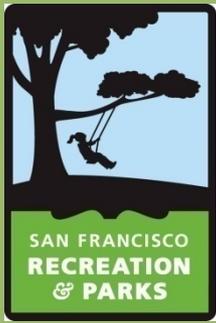


Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Proposed ADA Path of Travel Visualization – Option 1

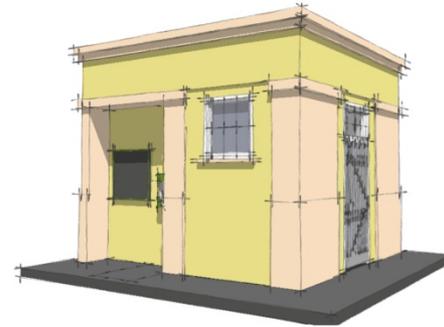
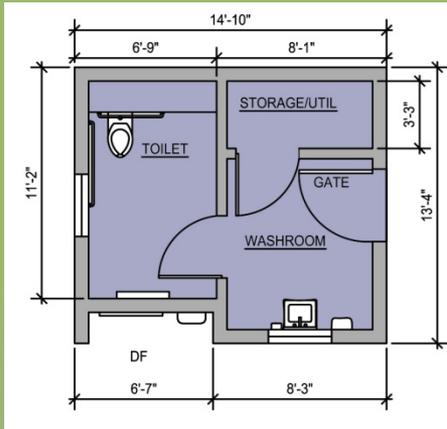




Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

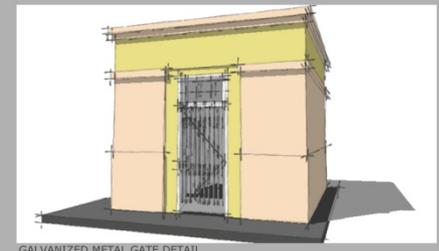
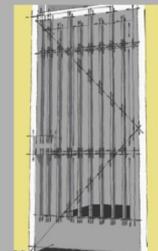
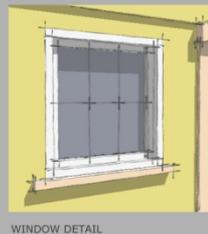
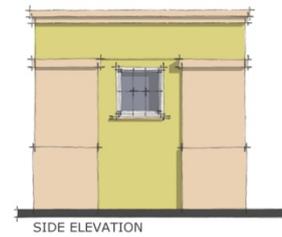
Alamo Square Park Restroom Project

Proposed Unisex Restroom Design – Option 2



ALAMO SQUARE PLAYGROUND STANDALONE RESTROOM DESIGN DEVELOPMENT

- PUBLIC RESTROOMS
INTEGRATION WITHIN THE
NEIGHBORHOOD CONTEXT,
ACCESSIBILITY
USE OF NATURAL LIGHT &
VENTILATION
FAMILIAR VOLUME & MATERIALS
WARM & HARMONIC COMPOSITION
EASY IDENTIFICATION
- DESIGN CRITERIA:





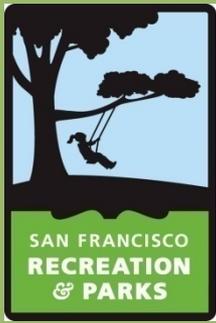
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Alamo Restroom Bldg Renovation Options Summary

	Existing Restroom Renovation	Seismic Upgrade of Existing Restroom	Unisex Restroom	Accessible Ramp	Total # of Tree Loss	Estimated Conceptual Construction Cost
Option 1	Yes	Yes	No	Yes	21*	\$ 1,000,000
Option 2	Yes	Yes	Yes	No	7*	\$ 1,100,000

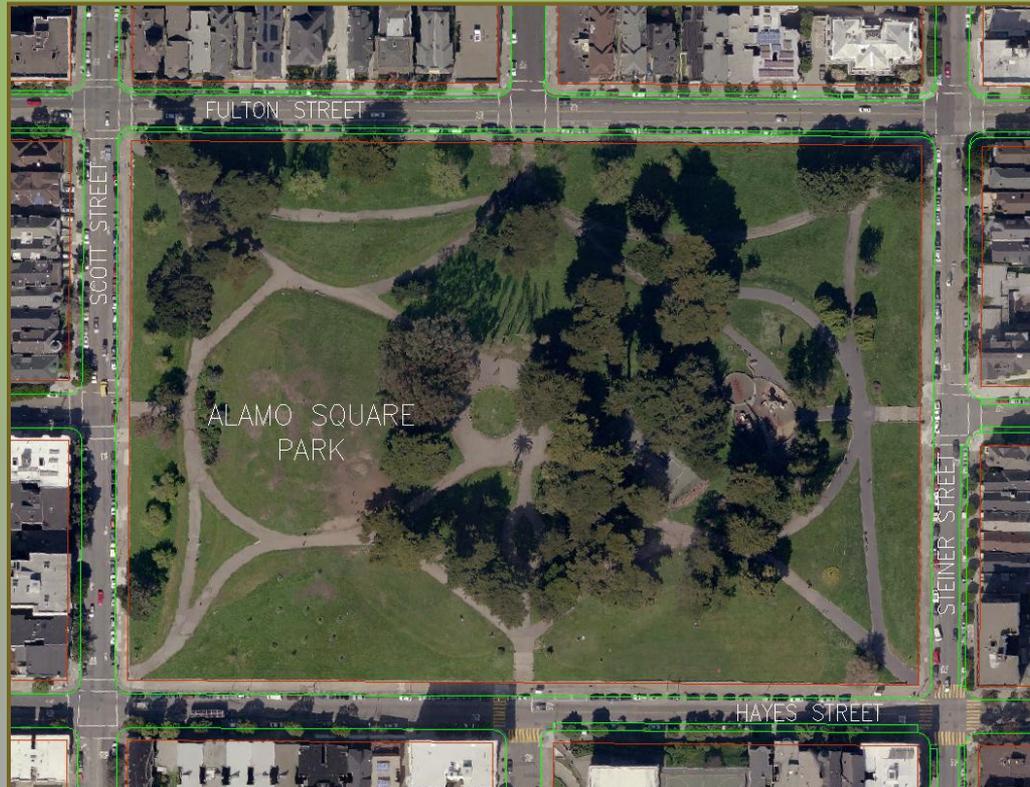
* Out of the total tree loss count of 21 for Option 1, 16 are evaluated by a certified Arborist to be in “poor” condition, 3 are rated “moderate” and 2 are rated “good.” For Option 2, out of the 7 total loss, 5 are in “poor” condition and 2 are rated “moderate.”



Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Questions & Comments?





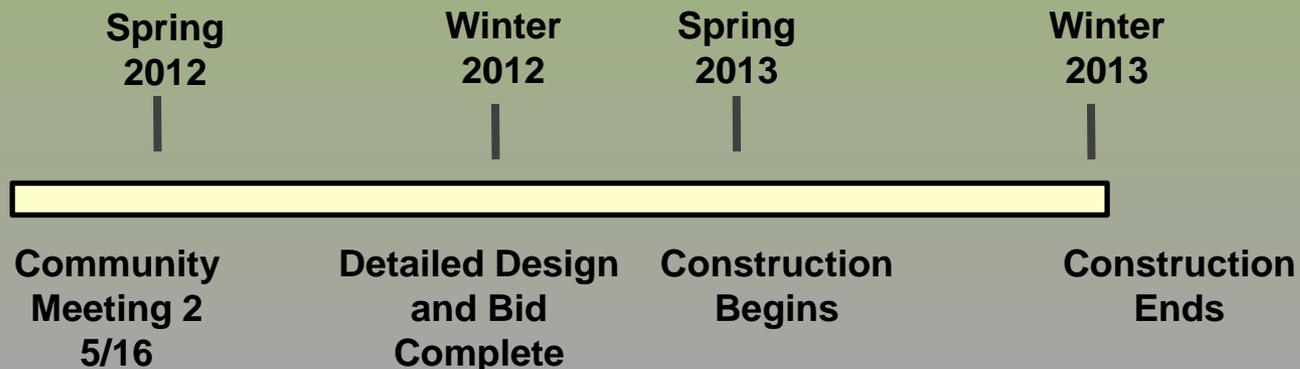
Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Project Development

- [Arts Commission Civic Design Review](#)
- [Historic Preservation Committee](#)
- [Recreation and Parks Commission Approval of the Final Concept Plan](#)

Baseline Project Schedule:





Clean and Safe Neighborhood Parks Bond, Neighborhood Parks Project

Alamo Square Park Restroom Project

Thank you!

For additional comments/questions, please contact:

Mary Hobson, Project Manager

Recreation and Parks Department

(415) 581-2575

Email: mary.hobson@sfgov.org

www.sfrecpark.org/restroomProject.aspx