



Edwin M. Lee, Mayor
Philip A. Ginsburg, General Manager

Date: July 1, 2015

To Recreation and Park Commission
Capital Committee

Through Philip A. Ginsburg, General Manager
Dawn Kamalanathan, Director of Capital and Planning Division

From Toks Ajike, Project Manager, Capital Division

Subject: Balboa Park Pool Renovation Concept Plan

Agenda Item Wording:

Discussion and possible action to approve a conceptual plan for the renovation of the Balboa Park Pool Renovation Project. Approval of this proposed action by the Commission is the Approval Action as defined by S.F. Administrative Code Chapter 31.

Background / Description:

The San Francisco Recreation and Park Department is undertaking a renovation of the Balboa Park Pool, as part of the capital improvement program funded by the 2012 Clean and Safe Neighborhood Parks Bond. Balboa Park and Pool are located at 511 Havelock Street at San Jose and Ocean Avenues. The approximately 1.1 million square foot park has multiple fields for soccer and baseball, tennis and basketball courts, a children's play area, skateboard park and a pool. Balboa Swimming Pool is one of eight public swimming pools in the city. Featuring dimensions of 100' x 40' and six lanes, Balboa Pool has long been one of the city's most popular sites for recreational and lap swims. The renovation project comprises improvements to the pool building, a new community room, and associated site improvements. The project received a Categorical Exemption from the Planning Department on June 2015.

2012 Bond Funded Project: Improvement Plan and Outreach Process:

The planning process and community engagement started in spring 2014 and ended May 2015. We had a total of 4 community meetings;

- Community Meeting #1 = February 25 2014
- Community Meeting #2 = March 18 2014
- Community Meeting #3 = September 18 2014
- Community Meeting #4 = May 28 2015



Current issues and constraints

Site

- Reconnecting to the Park
- Elevation for accessibility
- Front Door Conflicts
- Lighting and Safety

Building & Pool

- Seismic Safety
- Building Skin Wall /Lighting
- MEP
- ADA/entry
- Pool Systems
- Outdated locker room
- Water temperature
- Acoustics

Project Goals

- Create a vibrant Aquatic Center
- Enhance diversity of programming
- Improve and upgrade all support areas- locker rooms, restrooms and staff area
- Provide a dedicated Community Room
- Improve the entrance by creating an identifiable main door

These themes informed the design goals for the Balboa Pool Renovation funded by the 2012 Clean and Safe Neighborhood Parks Bond (2012 Bond).

In addition, RPD staff did extensive outreach and public notification through mailings, attending community meetings, providing blog updates and plans on the project's website, neighborhood and blogs, and soliciting community member's thoughts via feedback sheets handed out at community meetings and made available on the project's webpage.

During the planning process, the community responded positively to the conceptual design schemes presented to them, but expressed a slight preference pool that was flexible in providing programming, a dedicated community room to have events, and upgrading the mechanical and plumbing systems to improve indoor air quality and thermal comfort.

Major Features of the Pool Renovation Concept Design:

The Balboa Pool Renovation Project which is funded with over \$7 million in funds through 2012 Bond Program includes the following key elements:

- A dedicated community room for events.
- Introduction of floatable Bulkhead to allow for dual programming and increased programming hours.
- A defined entry that is visually pleasing and accessible.
- New Mechanical/Plumbing systems to improve indoor air quality and thermal comfort.
- A new site plan that clearly delineates pedestrian/vehicular traffic for safety.
- An accessible ramp and stair to identify the entrance and landscaping.

Budget:

Sources: 2012 Clean & Safe Bond, Housing Grant
\$8.56 Million

Uses: Hard Cost: \$5.6M, Plus 0.5M Construction Contingency
Soft Cost: \$2.46M

Total: **\$8.56 M**

Next Steps:

Complete Civic Design Review Process July/August 2015

Develop and Complete Public Art Enrichment Component Spring and Summer 2015

Complete Detailed Design August 2015

Construction Start Planned for December 2015

Supported By:

General positive feedback in community meetings, and involvement of New Mission Terrace Tenants Association, Swim Groups, Supervisor Avalos

Opposed By:

None

Recommendation:

RESOLVED, that this Commission does approve a conceptual plan for the renovation of the Balboa Park Pool.

Attachments:

Attachment "1" – Existing Site Plan

Attachment "2" – Existing Floor Plan

Attachment "3" – Existing Elevations

Attachment "4" – New Site Plan

Attachment "5" – New Floor Plan

Attachment "6" – New Rendering Entrance