

**Attachment A – Project Plans (dated November 30, 2015)**









# EXISTING SITE PHOTOS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

# EXISTING SITE PHOTOS



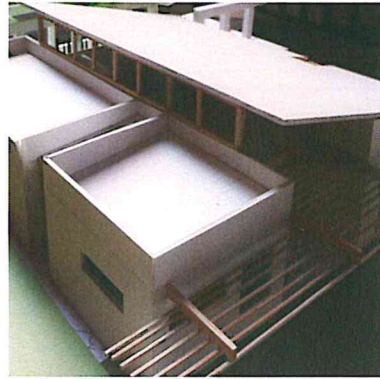
VIEW LOOKING WEST  
(PAST ENTRY, TOWARD PARKING LOT)



VIEW LOOKING EAST  
(PAST ENTRY, TOWARD REESE'S RETREAT)

ROSE BOWL  
AQUATICS CENTER  
MASTER PLAN





HAZARD FRANKEL ARCHITECTS

ELLA HAZARD, AIA  
PRINCIPAL

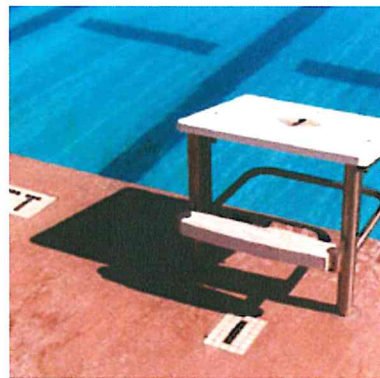
TRAVIS FRANKEL, AIA  
PRINCIPAL

ROSE BOWL  
AQUATICS CENTER  
MASTER PLAN



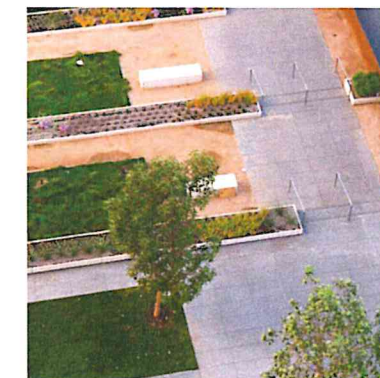
RBAC STAKEHOLDERS

PATRONS  
COMMUNITY  
BOARD OF DIRECTORS  
AD HOC COMMITTEE  
STAFF  
DONORS  
CITY OF PASADENA



JONES & MADHAVAN

NACHI MADHAVAN, AIA  
PRINCIPAL



MELÉNDREZ

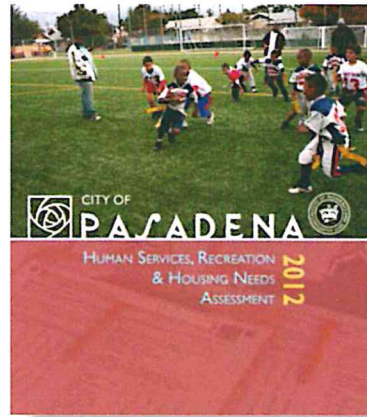
SCOTT D. BAKER, ASLA  
PRINCIPAL

OCTOBER 9TH, 2014

STEVE MERMELL - ASSISTANT CITY MANAGER

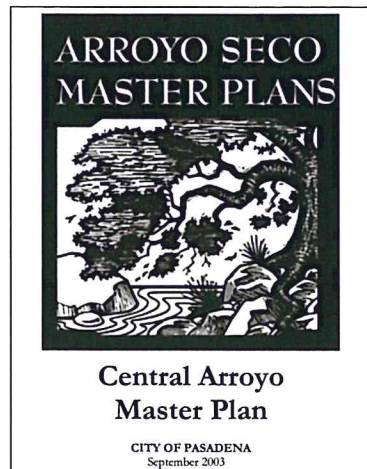
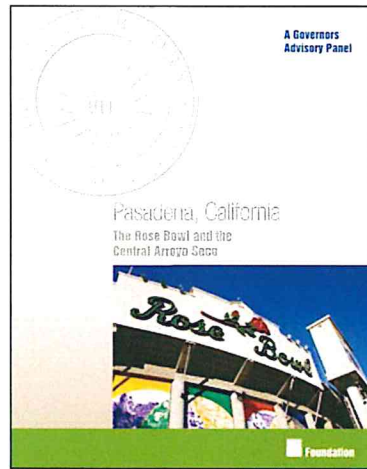
MERCY SANTORO - DIRECTOR OF HUMAN RESOURCES & RECREATION

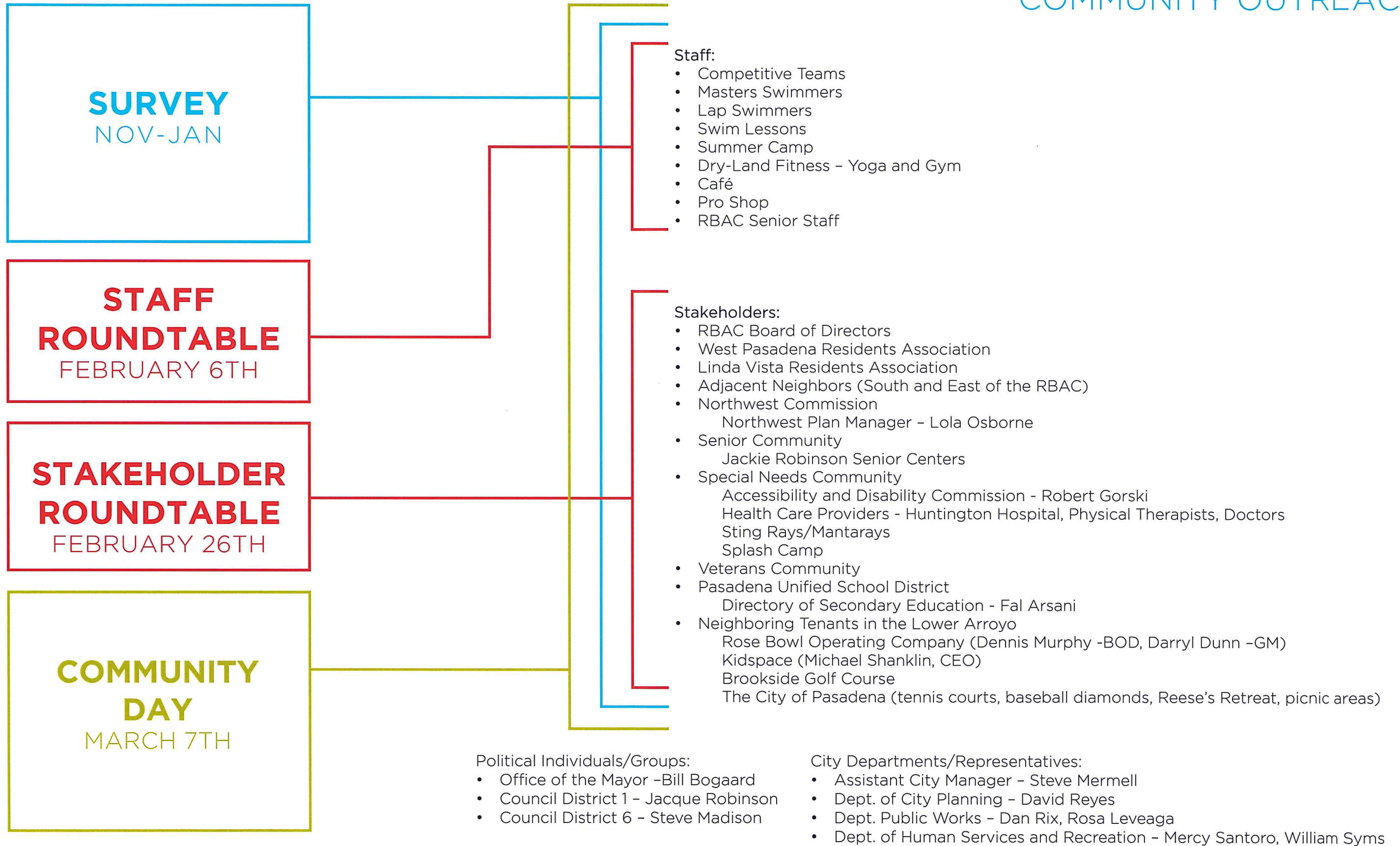
CITY OF PASADENA MEETING



### WHAT WE LEARNED:

- All neighboring facilities are precious and cannot be relocated.
- The only direction for potential expansion is West, toward the parking lot.
- The City of Pasadena would like evidence that the Master Plan for the RBAC is fiscally self-sustaining.
- City has concern for potential impacts to the arroyo.
- Resident vs. Non-Resident use of the arroyo.
- Impact of Rose Bowl Events on individual tenants with regard to parking.
- 2012 Needs Assessment, ULI Report, Central Arroyo Master Plan





# SURVEY

NOVEMBER - JANUARY

## SURVEY STATISTICS:

• THE SURVEY RAN **8 WEEKS**; FROM THE END OF NOVEMBER 2014 UNTIL MID-WAY THROUGH JANUARY 2015.

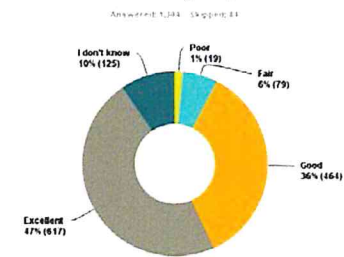
• COLLECTION METHODS:

**ONLINE:** SURVEY MONKEY SITE AND FACEBOOK PAGE

**IN PERSON:** COMMUNITY CENTERS, ROSE BOWL FLEA MARKET

• A TOTAL OF **1,388** PARTICIPANTS RESPONDED TO 19 DIFFERENT QUESTIONS.

Q9 Please rate the quality of the programs at the Rose Bowl Aquatics Center. (Please select only one.)



Q10 Please rate the value of your experience at the Rose Bowl Aquatics Center. (Please select only one.)



## SURVEY RESULTS:

• A SIGNIFICANT NEED FOR **PHYSICAL EXPANSION** IS REQUIRED TO ACCOMMODATE THE **EXISTING PROGRAMMING** AT THE RBAC.

• THE PROGRAMS ARE **LOVED AND SUPPORTED**; WITH MANY RESPONDENTS RECOGNIZING OR THANKING SPECIFIC INSTRUCTORS BY NAME.

*"please get rid of the water wasting grass."*

*"more pools!!!"*

*"get rid of the West Palm Beach pink and seafoam green color scheme!"*

*"better accommodations for disabled patrons."*

*"there is a fair amount of clutter on the decks."*

*"my family and I plan to spend many more years at the RBAC."*

## ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

NOVEMBER 30, 2015

# STAFF ROUNDTABLE

FEBRUARY 6TH

## STAFF ROUNDTABLE PHOTOS:



## STAFF ROUNDTABLE RESULTS :



### SITE:

- NEED FOR CLEAR APPROACH/ENTRY
- BETTER CONNECTION TO NEIGHBORING AMENITIES
- UNDERUTILIZED EXTERIOR SPACE

### POOLS:

- SHORTAGE OF SHALLOW WATER POOLS
- CONFLICTING USER GROUPS
- NEED FOR MORE, SMALL BODIES OF WATER

### BUILDING:

- SIGNIFICANT NEED FOR ADDITIONAL SPACE
- OVERLAPPING USER GROUPS
- AGING FACILITY REQUIRES UPGRADES

# STAKEHOLDER ROUNDTABLE

FEBRUARY 26TH

## STAKEHOLDER ROUNDTABLE RESULTS:

### STAKEHOLDER COMMENTS:

- DESIGN NEEDS TO CONSIDER NEIGHBORING VIEWS
- THE CENTER HAS 4 'FRONTS' AS IT IS VIEWED FROM ALL FOUR SIDES
- NOISE CONCERNS FOR RESIDENTS
- INCREASED HOURS OF OPERATION?
- CONCERNS ABOUT ACCESS TO PARKING IN FRONT OF RBAC
- USE OF NATIVE LANDSCAPING IS IMPORTANT
- IS THIS MASTER PLAN AGGRESSIVE ENOUGH?



# COMMUNITY DAY

MARCH 7TH

## MEETING AGENDA:

### INTRODUCTIONS:

- INTRO TO PROJECT TEAM
- INTRO TO MASTER PLAN

### MASTER PLAN PROGRESS:

- INTRO TO PROCESS
- COMMUNITY SURVEY
- STAFF ROUNDTABLE
- STAKEHOLDER ROUNDTABLE

### COMMUNITY VOTING EXERCISE

- SITE
- POOLS
- BUILDING
- SUSTAINABILITY

### PRESENTATION OF DRAWINGS & MODEL

- Q&A



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## COMMUNITY DAY QUESTIONS / COMMENTS:

- IS THE RBAC A FITNESS CENTER WITH AN AQUATICS FOCUS?
- CAN WE ALLOCATE MORE SPACE FOR STAFF AND EACH TEAM OR PROGRAM?
- CAN WE MAKE THE CENTER MORE OF A CENTER FOR HEALTHY LIVING?
- CAFE, RESTAURANT, A PLACE TO HANG OUT, THIS IS WHAT THIS PARK OF THE ARROYO IS LACKING.
- LOOK TO EUROPEAN DESIGNS FOR RECREATION CENTERS.
- IS THIS PLAN AGGRESSIVE ENOUGH? SHOULD WE EXPAND INTO THE PARKING LOT?
- PICK-UP AND DROP-OFF NEEDS TO BE ADDRESSED, IT IS CURRENTLY UNSAFE.
- EXISTING THERAPY POOL, CAN IT BE REUSED?
- CAN WE BUILD ABOVE THE EXISTING THERAPY POOL OR COMBINE THE GYM AND WELLNESS CENTER?
- HOW DO WE ENSURE THAT THE PLAN GETS BUILT?
- CAN IT BE CONSTRUCTED IN PHASES?

## COMMUNITY DAY VOTING RESULTS:

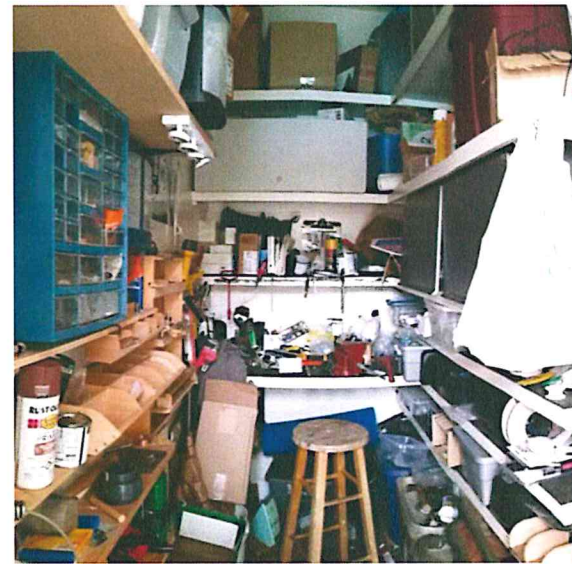
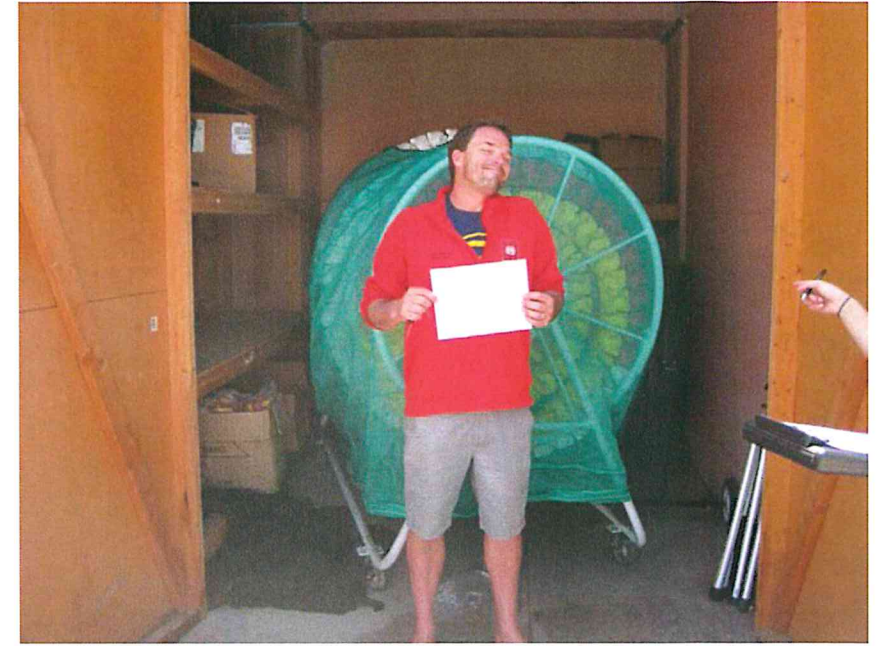
(TOP ISSUES)

- PUBLIC TRANSIT / BUS STOP
- SAFER PEDESTRIAN CIRCULATION
- MORE SHADED SEATING
- PATHWAY LIGHTING
- BETTER WAYFINDING / SIGNAGE
- OUTDOOR AMPHITHEATER
- DROUGHT TOLERANT LANDSCAPING
- BICYCLE PARKING
- SUSTAINABLE BUILDING PRACTICES (SOLAR PANELS, SOLAR WATER HEATING, TIMED SHOWERS, ETC.)
- LOCKER ROOM IMPROVEMENTS
- LARGER/BETTER FITNESS CENTER
- YOGA + SPINNING ROOM
- MORE FAMILY CHANGING ROOMS
- ON-DECK OPTIONS FOR CHANGING/SHOWERS/PERSONAL STORAGE



## STAFF INTERVIEW OBSERVATIONS:

- CENTER IS CLUTTERED AND UNORGANIZED
- SOME PROGRAMS ARE EXTREMELY ORGANIZED AND MAKING THE MOST OF THEIR SPACE, OTHERS ARE UNDERUTILIZING THE SPACE THAT THEY HAVE.
- POOL-DECK ADJACENT STORAGE SPACE IS PRIME REAL ESTATE
- CONSOLIDATED STORAGE SPACES, ADJACENT TO THE POOL/AREA BEING UTILIZED WOULD BE THE BEST CASE SCENARIO FOR MOST PROGRAMS
- MAINTENANCE AND HOUSEKEEPING SPACES SUPPORT ALL PROGRAMS AND ARE CURRENTLY EXTREMELY UNDER SERVED.
- PROGRAMS ARE ALL UNDER SERVED IN TERMS OF STORAGE AND STAFFING. MANY PROGRAM HEADS AND DIRECTORS ARE USING THEIR OWN SPACES: HOME, GARAGE, CAR AND HOME-OFFICE SPACE TO ACCOMPLISH THE CURRENT STANDARD OF PERFORMANCE. RBAC IS RELYING HEAVILY ON STAFF PERSONAL RESOURCES TO ACHIEVE SUCCESS.
- SIZEABLE STAFFING INCREASES CAN BE EXPECTED FOR CERTAIN PROGRAMS, WHEN THE MASTER PLAN IS IMPLEMENTED.
- MOST STAFF ARE COMFORTABLE WITH AN OPEN OFFICE SITUATION. CERTAIN PROGRAMS WOULD OPERATE BETTER WITH A MODIFIED SET-UP
- EVERY SINGLE PROGRAM WOULD UTILIZE MORE MEETING SPACE OR A SMALL CONFERENCE CENTER IF THIS WERE MADE AVAILABLE. MEETING SPACE IS IN HIGH DEMAND FOR THE OFFICE STAFF.
- EQUIPMENT IS DEGRADED BY UV EXPOSURE, PROPER STORAGE IS REQUIRED TO EXTEND LIFE SPAN OF ALL POOL RELATED EQUIPMENT.





## COMMUNITY ALIGNMENT

- **MEETING WITH CITY DEPARTMENTS:  
07/07/2015**

- HUMAN SERVICES
- PUBLIC WORKS
- WATER & POWER
- TRANSPORTATION
- PLANNING
- RECREATION AND PARKS

**OUTCOMES:**

- SUPPORT AND APPRECIATION FOR OUTREACH PROCESS.

- RECOMMENDED THAT THE TEAM SEEK ALIGNMENT WITH OTHER ARROYO TENANTS.

- **PRESENTATION TO THE RECREATION AND PARKS COMMISSION  
07/07/2015**

**OUTCOMES:**

- SUPPORT AND APPRECIATION FOR OUTREACH PROCESS.

- CONCISE PLAN, GOOD USE OF AVAILABLE SPACE, NOT OVER-BUILT.

- LIKED IDEAS ABOUT PUBLIC TRANSIT, REVISED PARKING AND WAY FINDING.

- **MEETING WITH MAYOR TERRY TORNEK AND CITY MANAGER MICHAEL BECK  
08/12/2015**

- DISCUSSION OF LEASE AGREEMENT AND LEASABLE AREA

- NO CHANGE TO TOTAL SQUARE FOOTAGE FROM ORIGINAL LEASE AGREEMENT

**OUTCOMES:**

- SUPPORT AND APPRECIATION FOR OUTREACH PROCESS.

- **SITE WALK WITH MAYOR TERRY TORNEK  
09/09/2015**

**OUTCOMES:**

- CONCISE PLAN, GOOD USE OF AVAILABLE SPACE, NOT OVER-BUILT.

- RECOMMENDED THAT THE TEAM SEEK ALIGNMENT WITH OTHER ARROYO TENANTS.:

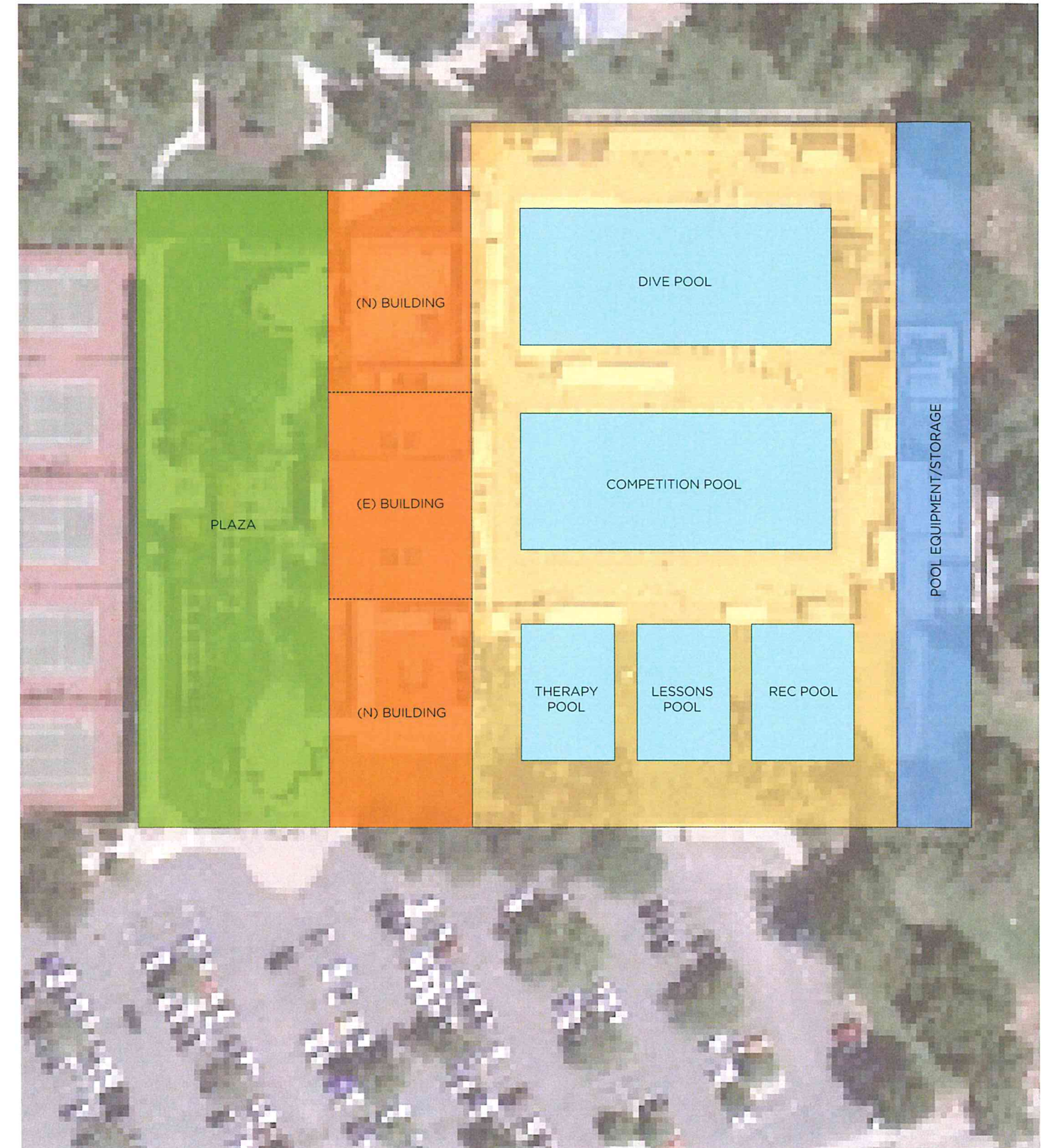
## EXISTING POOLS:

- MAINTAIN EXISTING CONFIGURATION
- REPLACE MECHANICAL EQUIPMENT
- REPLACE PLASTER AND FINISHES
- REPLACE POOL DECK
- **EXISTING DIVING POOL**
  - STRUCTURAL REPAIR TO DIVE TOWERS
- **EXISTING COMPETITION POOL**
- **EXISTING SPAS**
- **EXISTING THERAPY POOL**
  - DEMOLISH, RECONSTRUCT IN NEW LOCATION

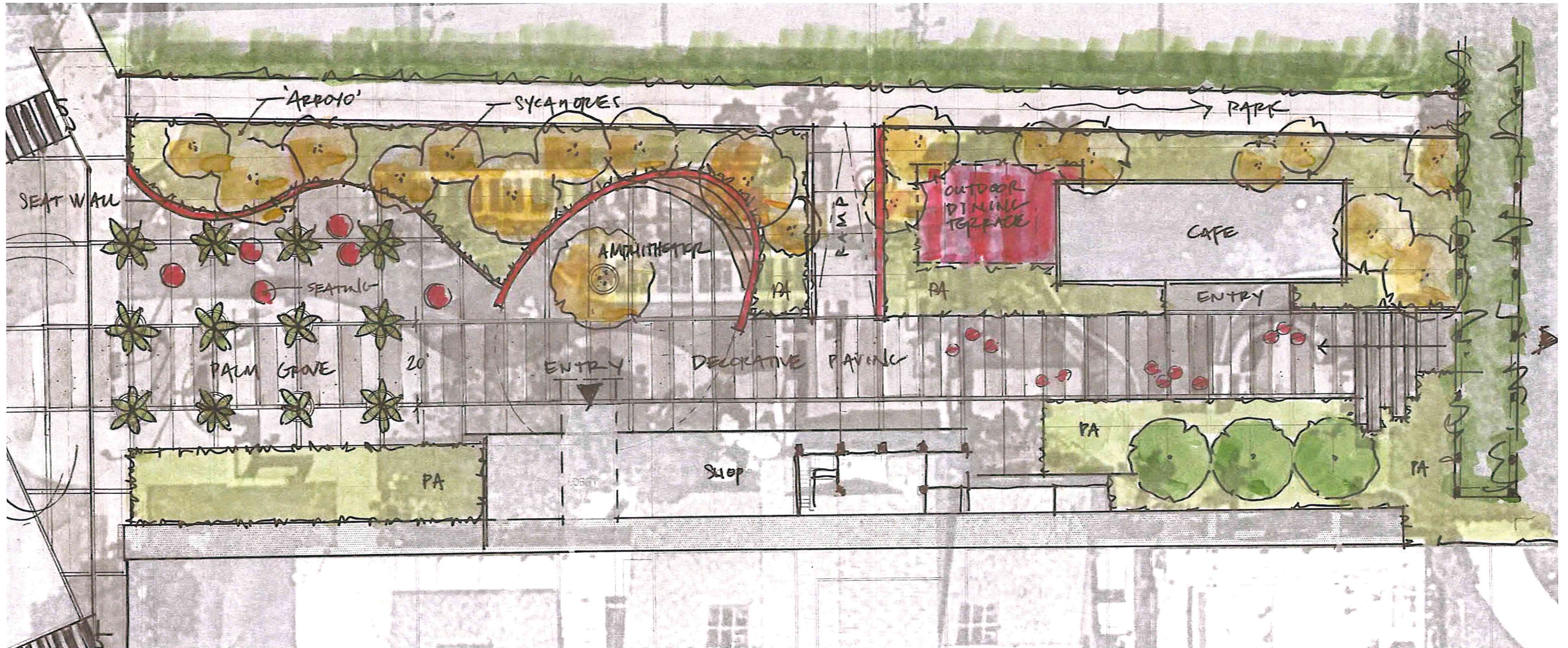
## NEW POOLS:

- **NEW MULTI-PURPOSE THERAPY POOL - 90 DEGREES**
  - 75' X 45' IN SIZE
  - 3.5' TO 6' IN DEPTH
- **NEW MULTI-PURPOSE INSTRUCTION POOL - 85 DEGREES**
  - 75' X 45' IN SIZE
  - 3.5' TO 5' IN DEPTH
- **NEW MULTI-PURPOSE RECREATION POOL - 85 DEGREES**
  - 3,400 SF IN SIZE (FREE FORM)
  - 3.5' TO 5' IN DEPTH
- **NEW SPA ADJACENT TO THERAPY POOL**
  - ACCESSIBLE FOR THERAPEUTIC USES
- **NEW SUPPORT FACILITIES FOR NEW POOLS**

## POOL PROGRAM







- PALM COURT
- RELOCATED FEATURE TREE
- NATIVE PLANTING (REPLACEMENT RATIO IS 2:1)
- AMPHITHEATER
- CASUAL SEATING
- CAFE / RESTAURANT

BEFORE



ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

NOVEMBER 30, 2015

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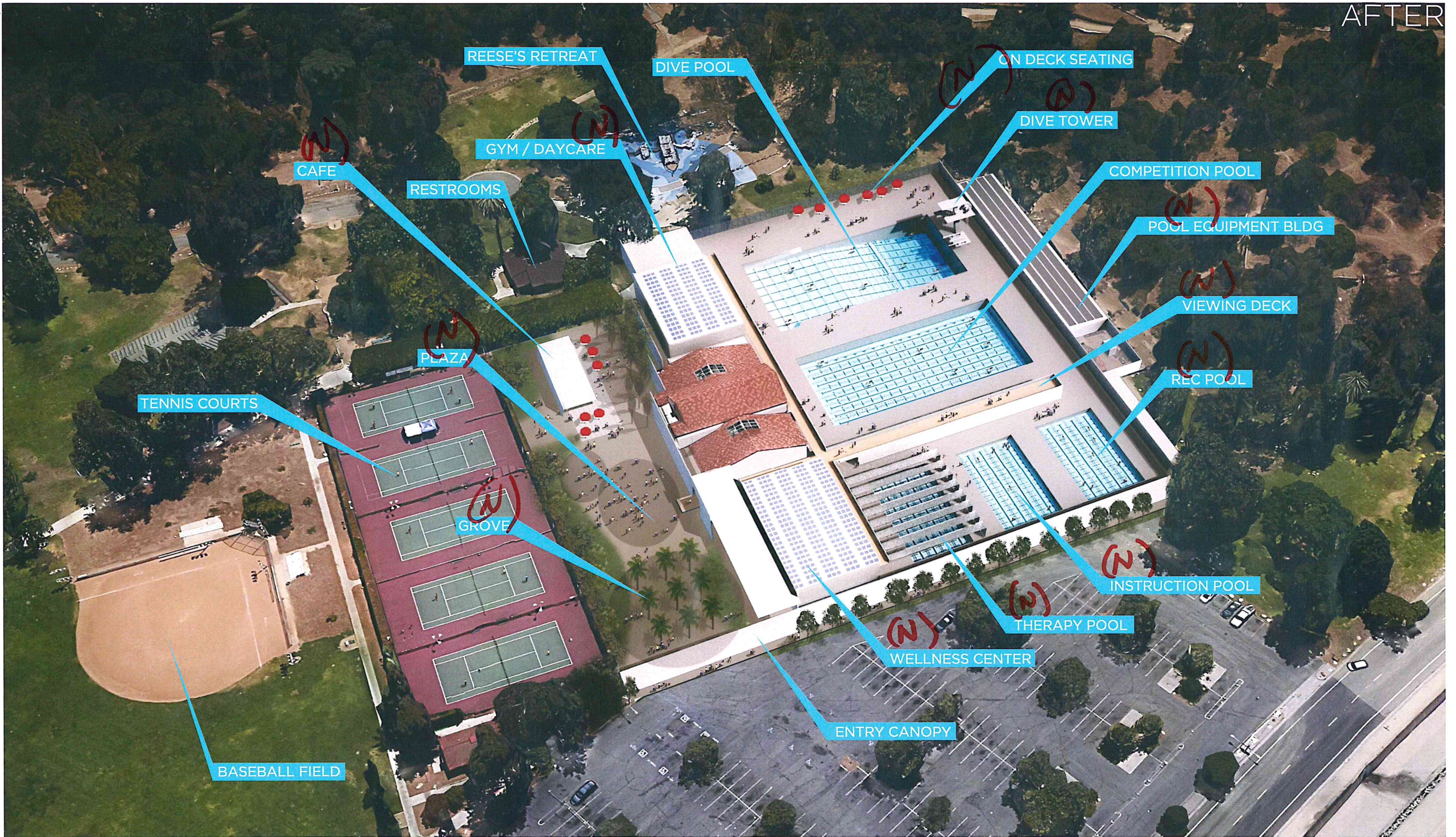
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AFTER



ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

NOVEMBER 30, 2015

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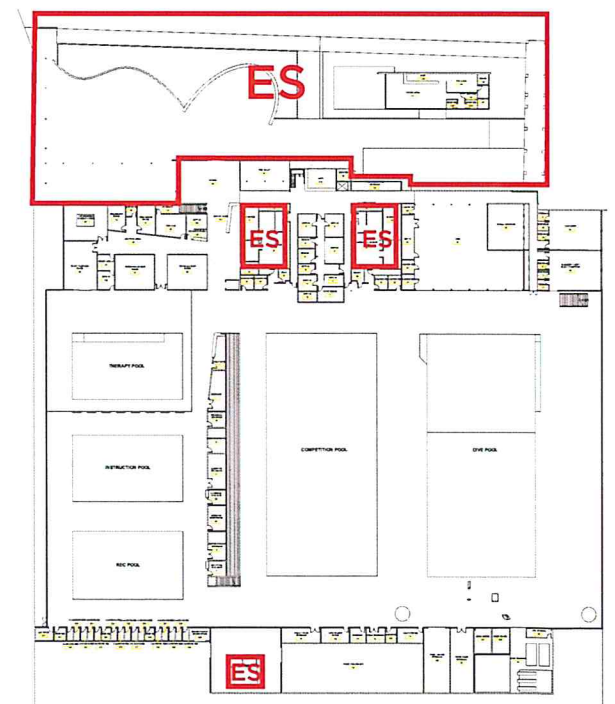
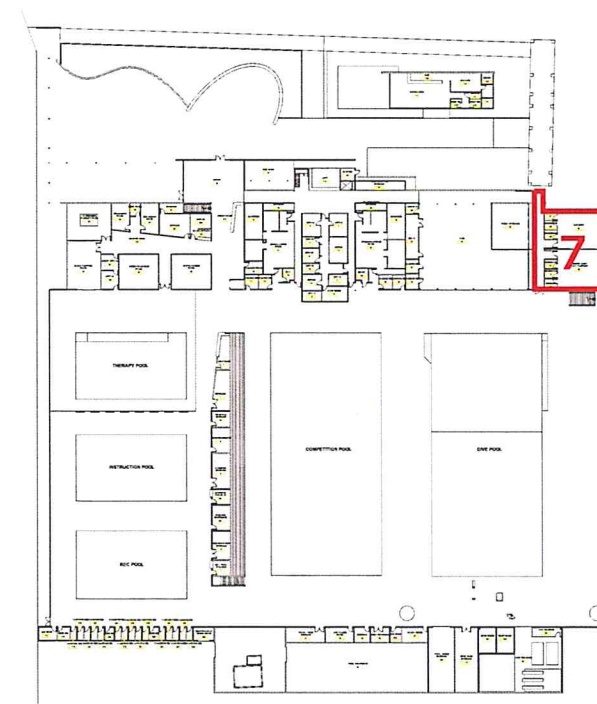
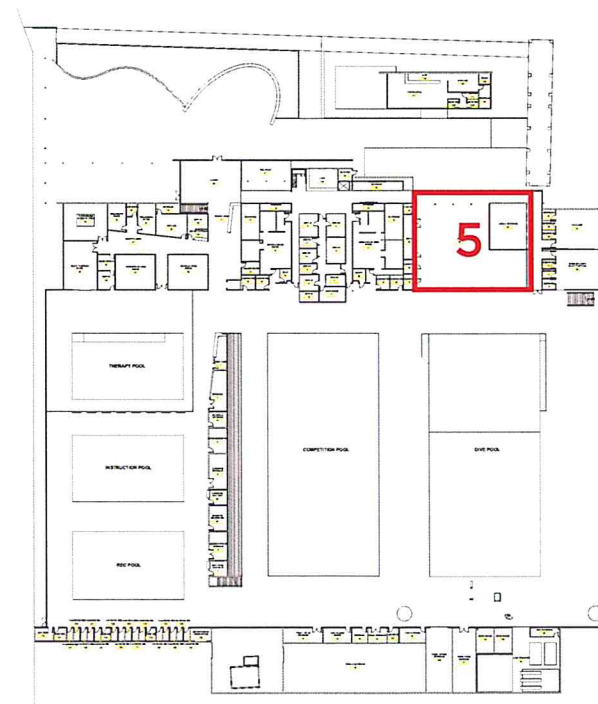
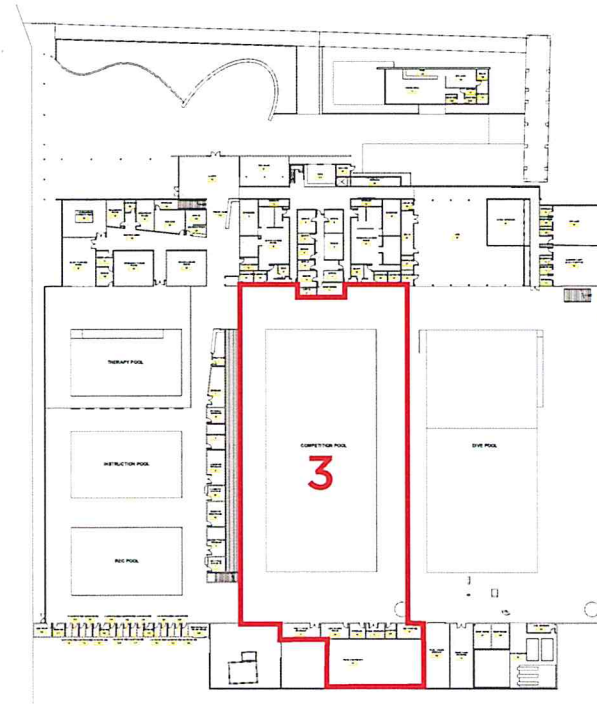
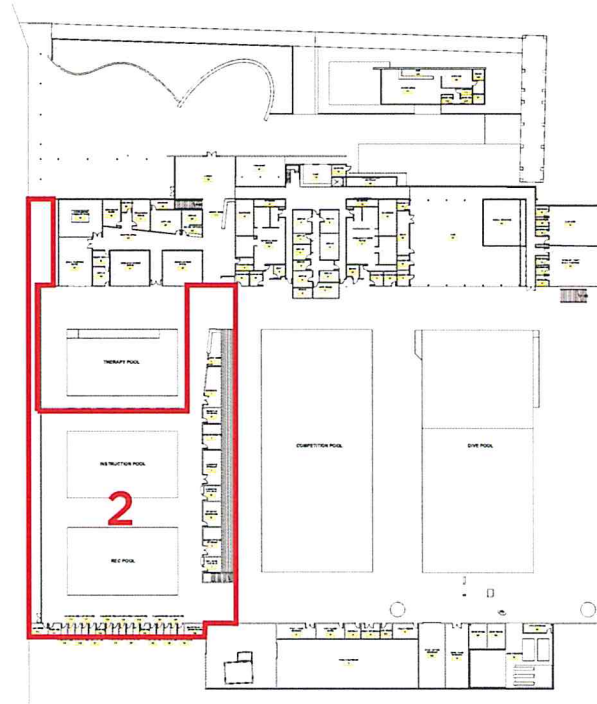
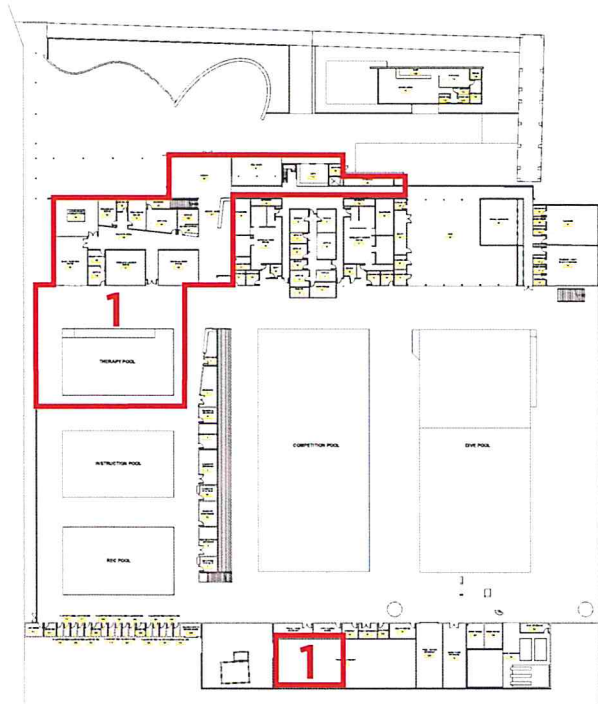
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# PHASING DIAGRAMS



# PROGRESS TO DATE

