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

ROSE BOWL AQUATICS CENTER

ADDRESS: 360 NORTH ARROYO BLVD. PASADENA, CA 91103

PROJECT DESCRIPTION:

THE PROPOSED PROJECT FOR THE ROSE BOWL AQUATICS CENTER MASTER PLAN INCLUDES THE RENOVATION AND IMPROVEMENT OF ALL EXISTING POOLS, POOL DECK AND MECHANICAL EQUIPMENT. THE DEMOLITION OF TWO EXISTING ACCESSORY STRUCTURES AND ONE EXISTING POOL. THE PROPOSED WORK TO REPLACE AND EXPAND THE FACILITY INCLUDES THE ADDITION OF FIVE NEW 'BUILDINGS' AND THREE NEW POOLS AND THE SURROUNDING POOL DECK.

PLEASE REFER TO PLANS AND SUPPLEMENTAL INFORMATION WITH THIS SUBMITTAL FOR MORE DETAILED INFORMATION.

ASSESSOR INFORMATION: APN - 5711-022-905

ZONING INFORMATION: OS - OPEN SPACE PARK SPACE

FLOOR AREA SUMMARY:

8.095 SF EXISTING TOTAL FIRST FLOOR (ADMIN. BLDG)

3.473 SF EXISTING TOTAL SECOND FLOOR (ADMIN. BLDG)

1.560 SF EXISTING SOUARE FOOTAGE TO BE DEMOLISHED (GYM)

+2.227 SE EXISTING SOUARE FOOTAGE TO BE DEMOLISHED (MECH.)

15.355 SF TOTAL EXISTING SQUARE FOOTAGE

1,560 SF EXISTING SQUARE FOOTAGE TO BE DEMOLISHED (GYM) + 2,227 SF EXISTING SQUARE FOOTAGE TO BE DEMOLISHED (MECH.) (3,787 SF) TOTAL EXISTING BUILDING SQUARE FOOTAGE - DEMOLISHED

8.095 SF EXISTING TOTAL FIRST FLOOR (ADMIN. BLDG)

+3.473 SF EXISTING TOTAL SECOND FLOOR (ADMIN. BLDG)

11,568 SF TOTAL EXISTING SQUARE FOOTAGE - REMAINING

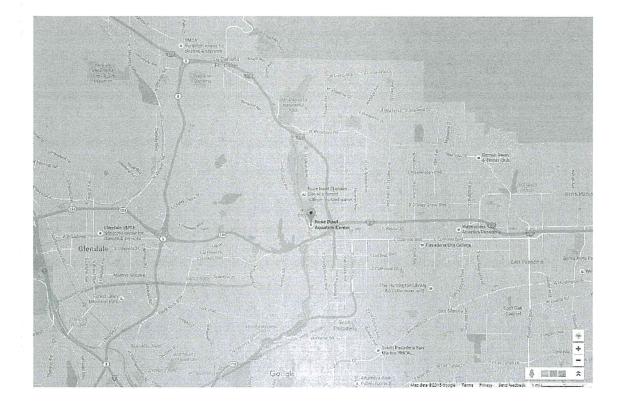
61,385 SF TOTAL EXISTING POOL AND POOL DECK SQUARE FOOTAGE

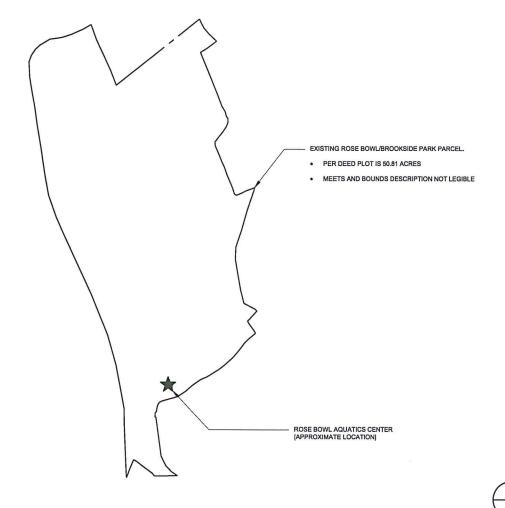
9,240 SF NEW SQUARE FOOTAGE (WELLNESS CENTER)
8,970 SF NEW SQUARE FOOTAGE (FITNESS, DAYCARE + COMMUNITY)
3,735 SF NEW SQUARE FOOTAGE (ON-DECK STORAGE + SEATING)
11,845 SF NEW SQUARE FOOTAGE (POOL+ DIVE EQUIP.)
11,700 SF NEW SQUARE FOOTAGE (CAFE)
35,490 SF NEW BUILDING SQUARE FOOTAGE

27,400 SF NEW POOL AND POOL DECK SQUARE FOOTAGE

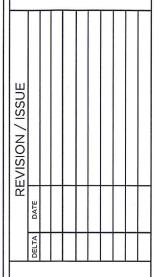
5,150 SF RBAC PORTION OF RENOVATED PARK/PLAZA SQUARE FOOTAGE

140,995 SF TOTAL MASTER PLAN SQUARE FOOTAGE





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PPR SUBMITTAL

MASTER PLAN PREDEVELOPMENT PLAN REVIEW CENTER BLVD. 91103 AQUATICS 360 N. ARROYO PASADENA, CA BOWL ROSE

NOVEMBER 30, 2015 PROJECT NO:

DATE:

1311 - HFALA SCALE:

 $\frac{1}{32}$ " = 1'-0" SHEET TITLE:

GENERAL INFORMATION

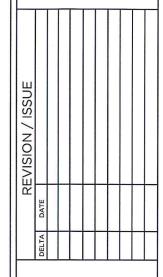
SHEET NO:

RESTAURANT / CAFE
(L'ANDSCAPING)
DÉMOLISHED RENOVATED"

ENTRY PLAZA / PUBLIC SPACE AND COMMUNITY SPACE

(THERAPY POOL TO BE DEMOLISHED) EXTENDED AND THE PROPERTY OF T NEW WELLNESS
CENTER
CEXISTING GYM TO THERAPY POOL (LANDSCAPING DEMOLISHED) EXISTING COMPETITION POOL (TO REMAIN) EXISTING RECREATION POOL (TO REMAIN) NSTRUCTION POOL
(LANDSCAPING
DEMOLISHED) NEW RECREATION POOL (LANDSCAPING DEMOLISHED) 0 0 8 THIRITIAN THE <u>NEW</u>
<u>POOL EQUIPMENT</u>
<u>BUILDING</u>
(LANDSCAPING DEMOLISHED)

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ROSE BOWL AQUATICS CENTER
MASTER PLAN
PREDEVELOPMENT PLAN REVIEW
360 N. ARROYO BLVD.
PASADENA, CA 91103

DATE:

NOVEMBER 30, 2015

PROJECT NO:

1311 - HFALA SCALE:

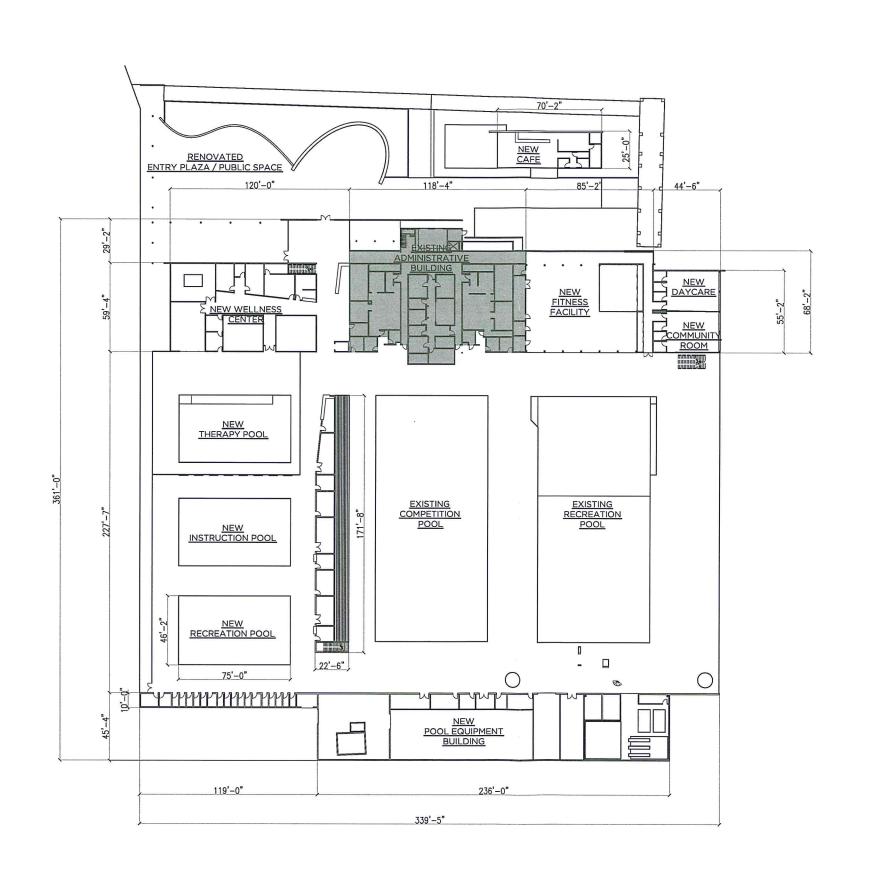
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SITE PLAN

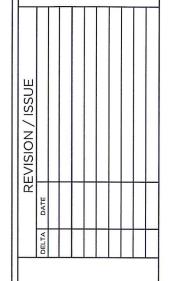
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ROSE BOWL AQUATICS CENTER

MASTER PLAN

PREDEVELOPMENT PLAN REVIEW

360 N. ARROYO BLVD.

PASADENA, CA 91103

DATE: NOVEMBER 30, 2015

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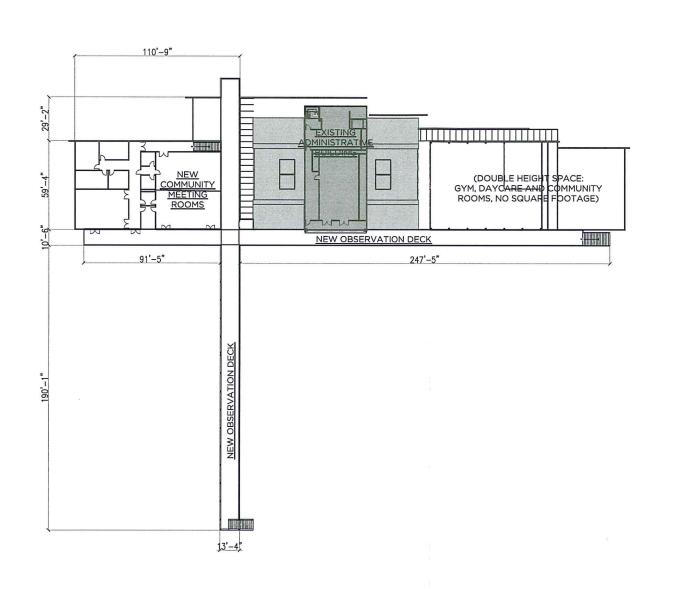
SCALE: 1/32" = 1'-0"

SHEET TITLE:

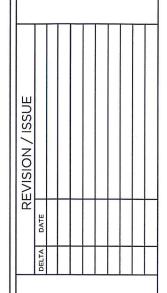
FIRST FLOOR PLAN

SHEET NO:

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ROSE BOWL AQUATICS CENTER

MASTER PLAN

PREDEVELOPMENT PLAN REVIEW

360 N. ARROYO BLVD.

PASADENA, CA 91103

DATE: NOVEMBER 30, 2015

PROJECT NO: 1311 - HFALA

SCALE:

⅓₃₂" = 1'-0"

SECOND FLOOR PLAN

SHEET NO: Δ - 2 1

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EXISTING SITE PHOTOS



SOUTH ELEVATION



NORTH ELEVATION



AQUATICS

EAST ELEVATION



WEST ELEVATION

ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

ROSE BOWL

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AAF

EXISTING SITE PHOTOS



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



VIEW LOOKING WEST (PAST ENTRY, TOWARD PARKING LOT)

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

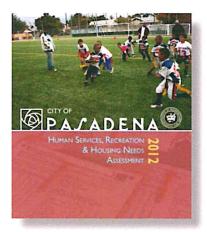


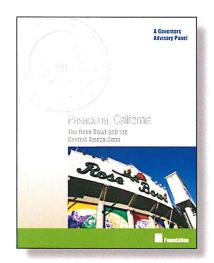
JONES & MADHAVAN, AIA
PRINCIPAL

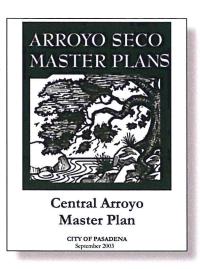


MELÉNDREZ SCOTT D. BAKER, ASLA PRINCIPAL

OCTOBER 9TH, 2014 STEVE MERMELL - ASSISTANT CITY MANAGER MERCY SANTORO - DIRECTOR OF HUMAN RESOURCES & RECREATION



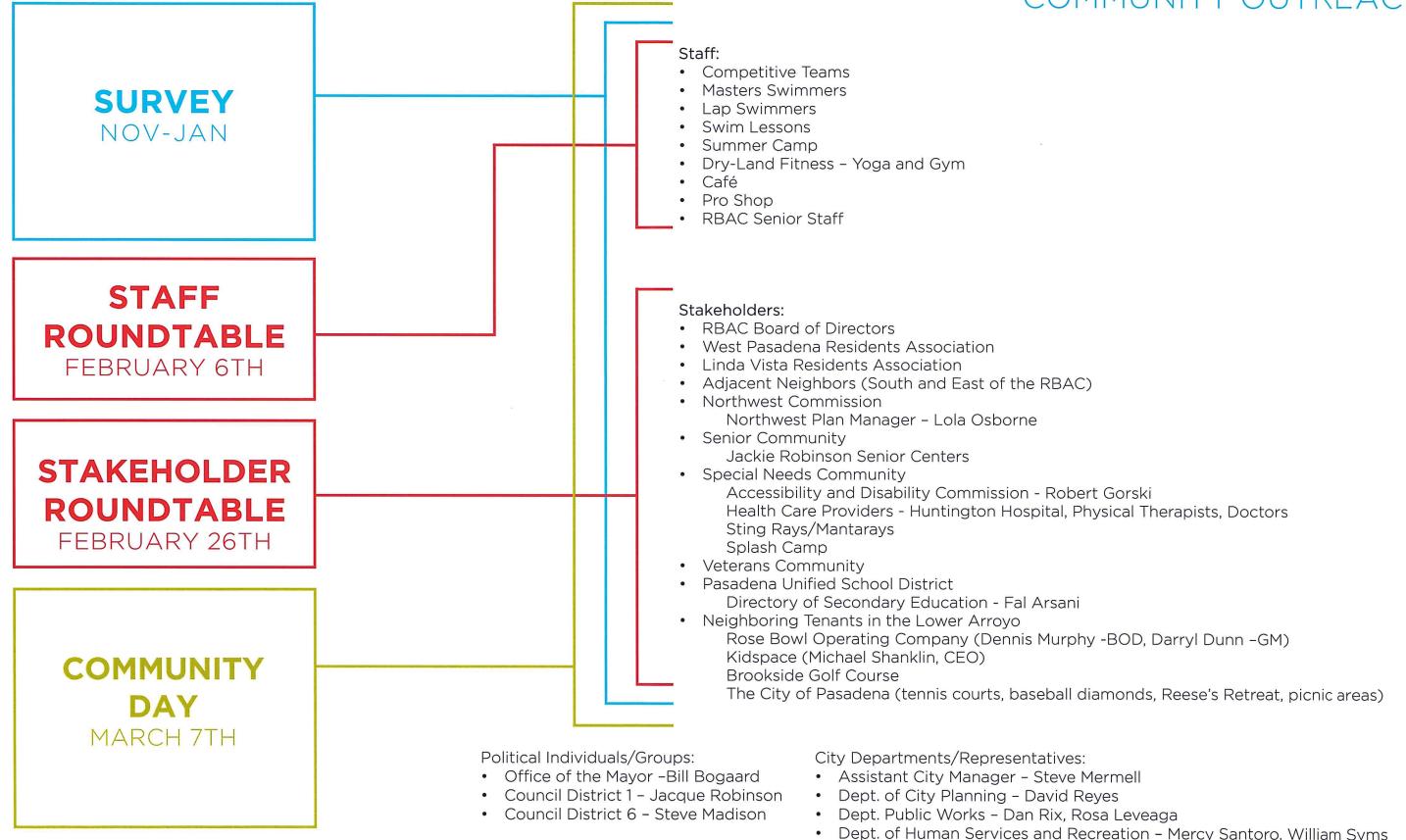




WHAT WE LEARNED:

- 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

COMMUNITY OUTREACH



ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

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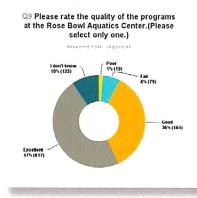


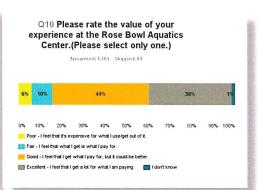
SURVEY STATISTICS:

- 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.





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."

ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

STAFF ROUNDTABLE

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 OVERLAPPING **GROUPS**
- NEED FOR MORE, SMALL BODIES OF WATER

BUILDING:

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

STAKEHOLDER ROUNDTABLE

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

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 AD-DRESSED, 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









ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

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 PRO-GRAMS
- 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 HOMEOFFICE SPACE TO ACCOMPLISH THE CURRENT
 STANDARD OF PERFORMANCE. RBAC IS RELYING
 HEAVILY ON STAFF PERSONAL RESOURCES TO
 ACHIEVE SUCCESS.
- SIZEABLE STAFFING INCREASES CAN BE EX-PECTED 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.



















ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL



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 AGREEMENTAND 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:

POOL PROGRAM

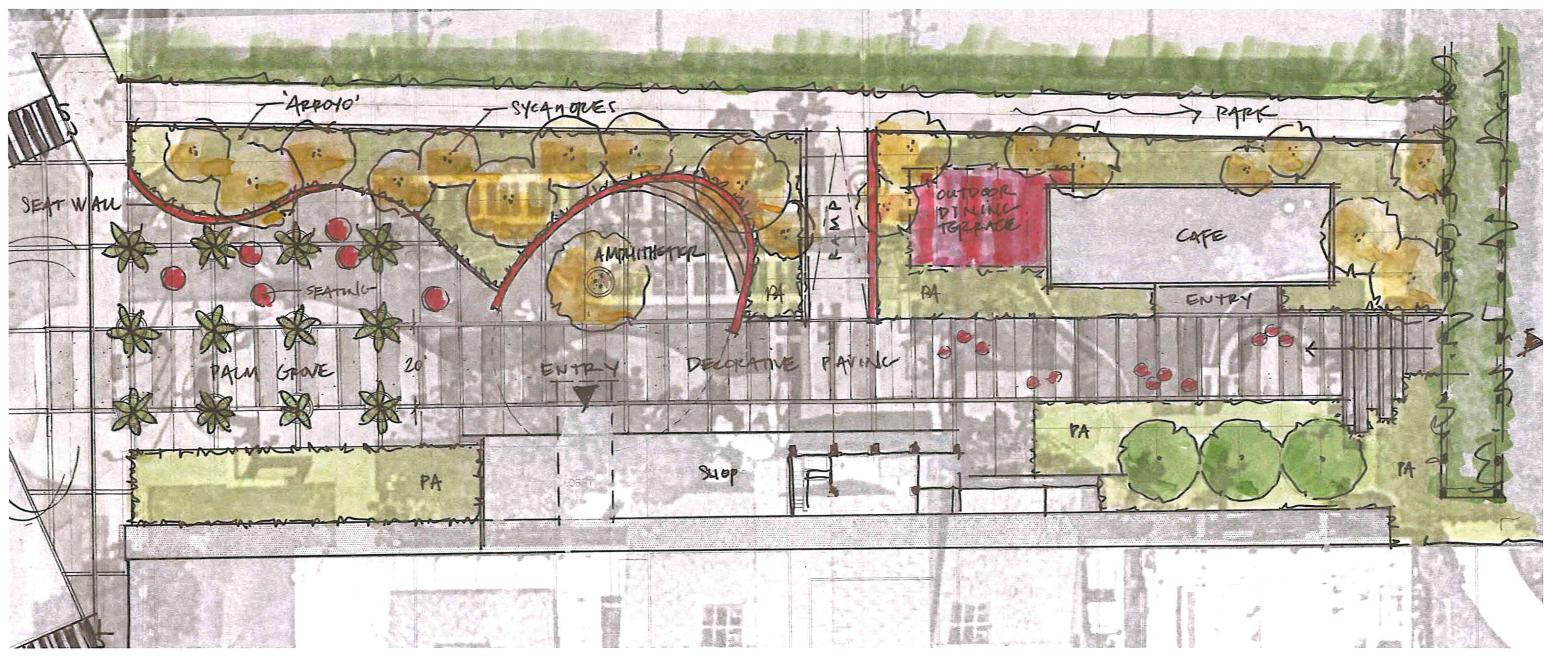
- -MAINTAIN EXISTING CONFIGURATION
- -REPLACE MECHANICAL EQUIPMENT
- -REPLACE PLASTER AND FINISHES
- -REPLACE POOL DECK
- EXISTING DIVING POOL
 - -STRUCTURAL REPAIR TO DIVE TOWERS
- EXISTING COMPETITION POOL
- EXISTING SPAS
- EXISTING THERAPY POOL
 - -DEMOLISH, RECONSTRUCT IN NEW LOCATION

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



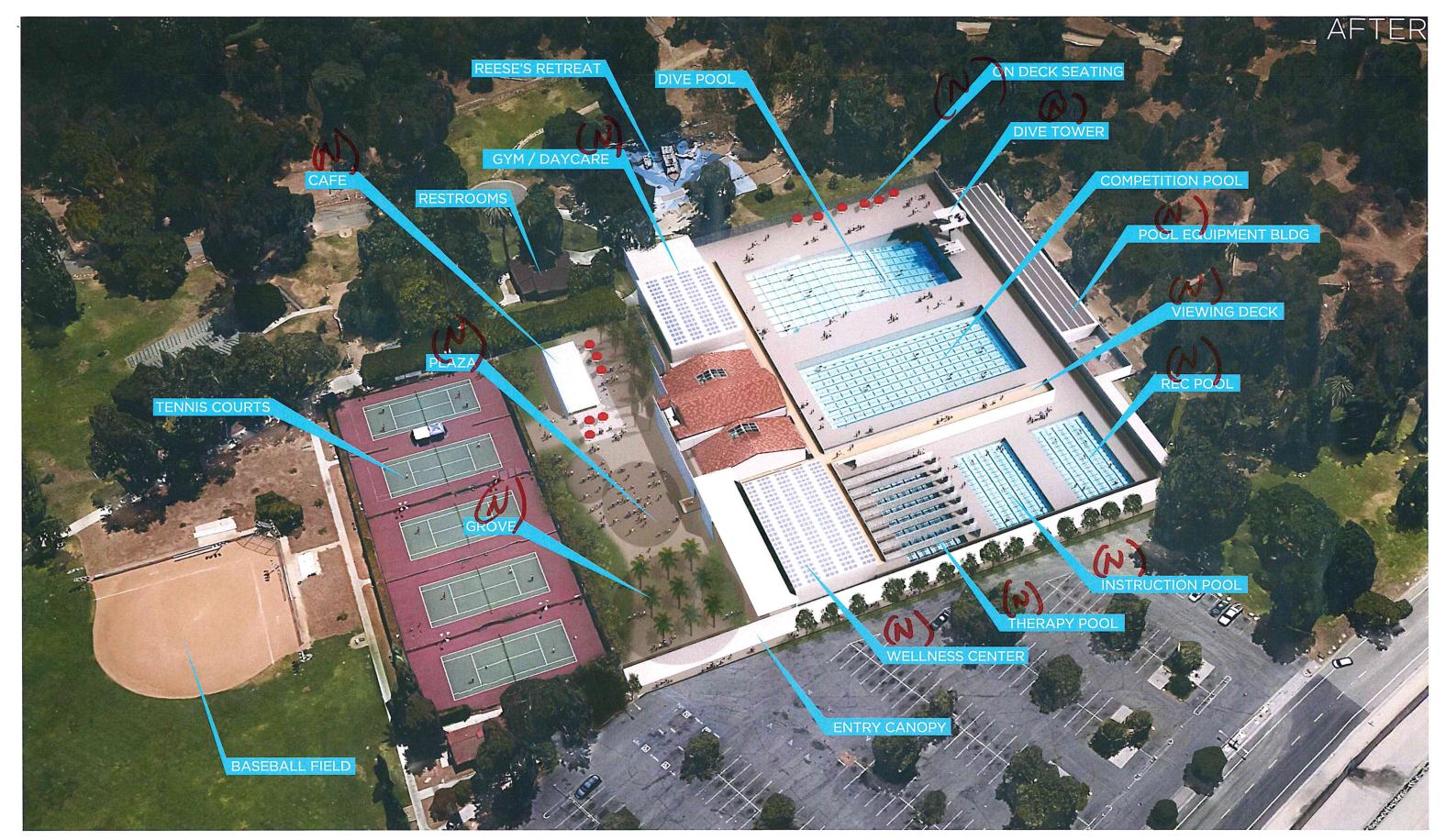
SITE / PLAZA PROGRAM



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

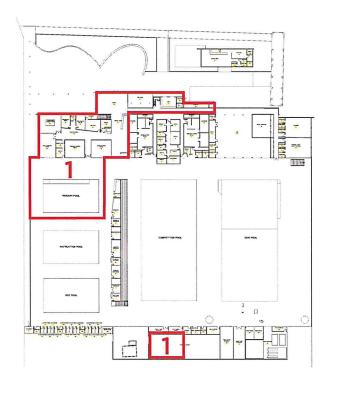


ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

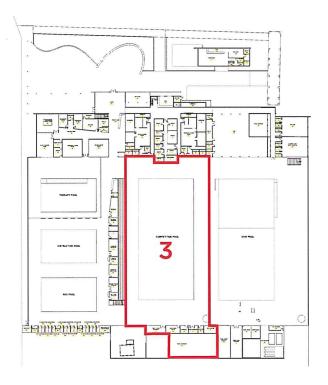


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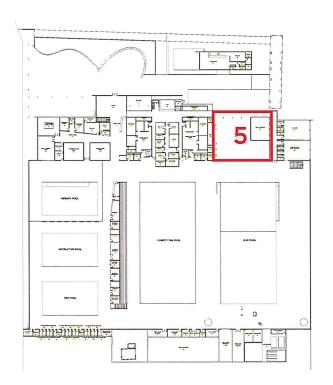
PHASING DIAGRAMS

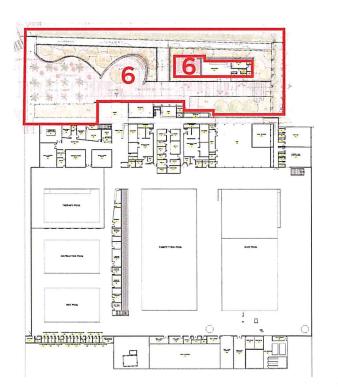


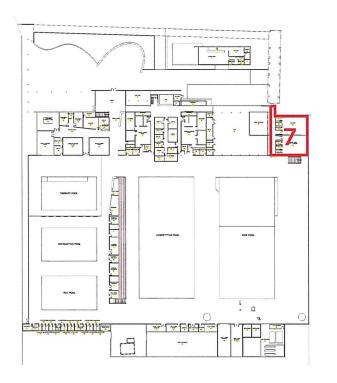














ROSE BOWL AQUATICS CENTER - MASTER PLAN: PPR SUBMITTAL

PROGRESS TO DATE

