

City of Burlingame

Burlingame Community Center Master Plan Executive Summary

Executive Summary 07.07.2014



BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

EXECUTIVE REPORT

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(to be presented to City Council on 7/7/2014)

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Farmers Market Outreach



Community Outreach Results



Streets Alive! Outreach



Community Outreach Results

**BURLINGAME COMMUNITY
CENTER MASTER PLAN
DESIGN NARRATIVE**

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

BCCMP DESIGN NARRATIVE

Community centers are evolving, providing new educational, cultural, and social programs along with traditional recreation classes to serve the varied interests and needs of today's communities. Community centers tailored to meet the needs of the 21st century provide something for everyone, from early childhood recreation and preschool programs to teen-centric educational and social programs to fitness programs for active adults. Multi-purpose and multi-generational models are becoming more efficient and flexible to better utilize limited resources and staff. Services for seniors, teens and children are expanding and there are increasing numbers of educational, cultural, social and community events. These activities range from small collaborative or social gatherings to larger public meetings and lectures. These multi-generational centers are magnets that bring the community together.

The future Burlingame Community Center will be a beautiful and functional building designed to serve the community for decades to come. With more program opportunities than recreation centers, a community center will better reflect the current needs and opportunities for Burlingame residents. This new Community Center will be the centerpiece of the revitalized Washington Park. Just south of the former Gunst Estate and existing softball field, this area of the park will be redeveloped to seamlessly integrate the new building through a meandering pathway with a myriad of activities along its spine. The building's location arose from the voices of the community through a series of public meetings and community outreach in which the desire to integrate the building into the park was repeatedly emphasized. The new 35,000 square foot two-story Community Center will create strong indoor and outdoor connections that both visually and physically maximize the opportunities of its excellent context.



Washington Park Initial Analysis



Burlingame Context



Washington Park Aerial

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

SITE- THE INTEGRATION OF A NEW COMMUNITY CENTER INTO WASHINGTON PARK



Park from Concord Way



Burlingame Avenue



Burlingame Avenue

The new Community Center’s site has been developed with direct, ongoing consultation with the community-at-large, park users, neighbors, and City staff. Through this process, the site for the new building has moved slightly to the west of the existing Recreation Center. This subtle shift allows the building to act as a nexus for the park, organizing events around the patios that connect interior and exterior spaces. Additionally, a small surface parking lot with ample trees and landscaping takes the place of the existing building location and provides a buffer between the new building’s activity and the homes directly adjacent to the east edge of the park. The building itself will act as the eastern most anchor of the new “charm bracelet” of park amenities connecting downtown Burlingame to the Community Center.

The “charm bracelet” concept melds the new construction with the incredibly well-used and popular amenities of the current park. A wide, organically-shaped promenade clearly links the park’s existing and new amenities with the landscape and mature trees. From west to east, this new promenade links the tennis courts, horseshoe pits, bocce courts, a basketball court, the Lions’ Club, picnic area, a fenced children’s play area, and the new Community Center with a well-lit, safely-designed linkage for both pedestrians and cyclists.

Depending upon the selected parking scheme (see “Parking for Washington Park and the new Community Center”), the promenade may incorporate terraced, amphitheater style seating areas for people to gather and enjoy the park. These spaces would overlook the bocce courts and the softball diamond, amplifying the usage of these amenities.

For Community Meeting Exhibits, see www.burlingame.org/communitycenter

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

PARKING- AN INTEGRATED APPROACH FOR WASHINGTON PARK AND THE COMMUNITY CENTER

Through direct communication with the community, the City, and the parking consultant, the Burlingame Community Center Master Plan recommends providing 143 off-street parking spaces to serve all of the functions in Washington Park, including the new Community Center (currently, the Park and existing Recreation Center have only 88 parking spaces). Per City Staff's request, the Master Plan carries forward two options for meeting this need.

- The first option places 70 parking spaces directly below the building and in a new parking lot on the southeast edge of the park. The added construction cost of mechanical ventilation for under-building parking is offset somewhat by sharing a single structural system with the new building above. These spaces also have the advantage of being able to directly tie into the new Community Center through a lower level vestibule containing interior stairs and an elevator into the Community Center lobby.
- The second option raises the tennis courts up a half-level and creates terraced, amphitheater-style seating. Parking is depressed a half-level below grade to provide approximately 70 parking spaces. Natural ventilation reduces the overall cost relative to parking that is fully below-grade.

In both schemes, the remaining 73 spaces would be dispersed between the new parking lot on the southeast edge of the park and the parking lot adjacent to the Lions' Club (with a slight reduction in surface parking at this location to accommodate the relocated basketball court).



Park Promenade Section

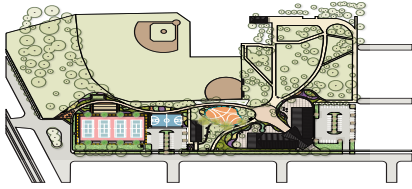


Promenade/Softball Field Section

BURLINGAME COMMUNITY CENTER MASTER PLAN

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THE NEW COMMUNITY CENTER - BUILDING FORM AND ORIENTATION



Conceptual Design Plan

The new Community Center will be a two-story, 35,000 square foot building. By creating a new two-story structure, the building's footprint (the actual amount of site the building takes up) is slightly less than the existing 25,000 square foot Recreation Center. The new building is buffered by outdoor patios and landscaped areas, and blends seamlessly into Washington Park. Additionally, the new building footprint is built at the location of the existing building and the existing children's play area. In this manner, the mature tree canopy of the park can be retained as much as possible. In order to further support these connections between building and park, the building is an L shape in plan. By using two wings and a central lobby, the majority of rooms in the building have views into the park.

For Community Meeting Exhibits, see www.burlingame.org/communitycenter

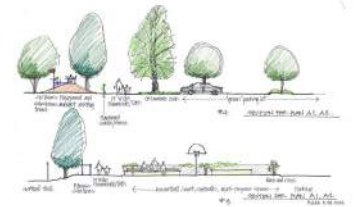
BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

THE NEW COMMUNITY CENTER - PATRON/STAFF EXPERIENCE AND PROGRAM ORGANIZATION

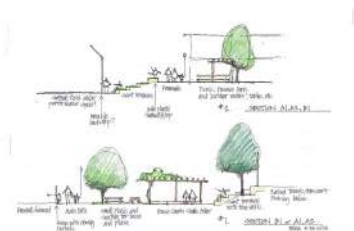
Visitors entering the new Community Center from Burlingame Avenue are welcomed into a light-filled, two story space with direct views through the building and into the park itself. This connection reinforces the strong adjacency of park and Community Center. The lobby also features doors from the park side and the amenities of the “charm bracelet,” physically linking the building to the park.

The two wings of the building are organized along programmatic lines. One wing emphasizes the arts, with multi-purpose arts spaces, a dedicated ceramics space with kiln, and an outdoor arts patio on the first floor; the second floor provides a dance studio set amongst the trees, and a technology lab. The inter-generational spaces in the other wing include three second-floor multi-purpose classrooms. The ground floor is composed primarily of staff spaces, a catering kitchen, and a 5,000+ square foot, double-height multi-purpose room that can accommodate weddings and other revenue-generating events. This multi-purpose room has a primary indoor-outdoor connection to a large patio on the north side of the building with views out to the Gunst Estate, and provides the opportunity to incorporate Music in the Park and other Parks and Recreation Department events into the building. Direct entry from the park or parking area would allow for independent, after-hours usage and increased revenue-generation potential. Functionally, direct adjacency to the parking area on the east side of the building allows for ease of access for drop-off and deliveries to the catering kitchen.

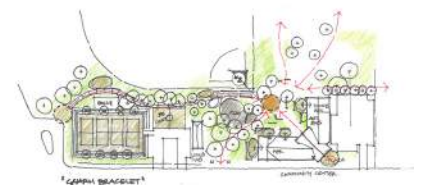
A central service desk has views into both wings of the building. This is one of the strategies that allow the new, larger building to be operated with staff levels similar to today’s Burlingame Recreation Center, while providing significantly more public amenities and increasing the operational efficiency of the Parks and Recreation Department.



Preliminary Site Sections



Preliminary Site Sections



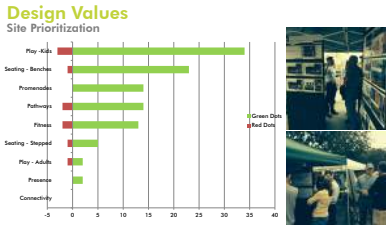
Preliminary Site Plan

BURLINGAME COMMUNITY CENTER MASTER PLAN

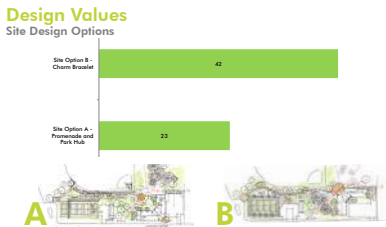
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THE NEW COMMUNITY CENTER - SUSTAINABILITY

The new Community Center will incorporate best-practice sustainable design strategies. By integrating into the park and reducing the building footprint, the park becomes more prominent along Burlingame Avenue. Additionally, the building strives for reduced energy consumption through an integrated sustainable design approach. Through a detailed study of the site, energy reduction would be optimized through a deliberate and rigorous approach to building systems, window locations and orientation, and solar shading designs. These strategies will be further developed during future architectural design phases.



Community Feedback -
Site Amenities



Community Feedback -
Site Plan Options

BURLINGAME COMMUNITY CENTER MASTER PLAN - CONCLUSION

The Burlingame Community Center project will provide necessary infrastructural improvements and expanded program options to serve the current and future recreational needs of Burlingame residents. Additionally, the new building will improve the functional aspects of Washington Park and mitigate current vehicular parking issues along adjacent residential streets. The building itself will allow for growth and development of Parks and Recreation programs within the new Community Center, Washington Park, and Burlingame-at-large. Finally, the flexibility of the new spaces within the community center will allow all ages to utilize the building throughout the day, and provide excellent opportunities to integrate with the park for special events.

For Community Meeting Exhibits, see www.burlingame.org/communitycenter

MASTER PLAN PROCESS

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

WHAT IS A MASTER PLAN?

The Burlingame Community Center Master Plan defines the framework and vision for the Burlingame Community Center. The recommendations of the Master Plan are based on analyzing the recreational needs of the community, best practices and future trends of community centers, as well as an assessment of the existing facility. The vision and recommendations of the Master Plan have been developed with the Burlingame Community through an engaging, open and participatory process. Through a series of statements defining the parameters of the project, the Burlingame Community Center Master Plan will create a pragmatic, implementable, master plan that will respond to the needs and goals of the community of Burlingame.



Community Outreach

MASTER PLAN PARTICIPANT GROUPS

PROJECT MANAGEMENT TEAM (PMT):

The Project Management Team (PMT) is comprised of city staff and the project architects, Group 4, Architecture, Research + Planning. The Project Management Team meets regularly to develop initial program, building, and parking options to review with constituent groups ranging from the Citizens Advisory Committee, to Focus Groups, to the community-at-large.

CITIZENS ADVISORY COMMITTEE (CAC):

The Citizens Advisory Committee (CAC) was comprised of community stakeholders that represented a broad cross section of the Burlingame community. The Citizens Advisory Committee met to steer the PMT and provide feedback to master plan component options that were reviewed with the community-at-large.



Community Outreach

FOCUS GROUPS:

Focus groups consisted of targeted audiences who use the Burlingame Recreation Center and Washington Park. At the beginning of the project these focus groups met with the PMT to discuss their current usage of these spaces and their goals for a new facility. These groups included the community-at-large, the Lion's Club, active adults, parents, neighbors and teens.



Community Outreach

COMMUNITY-AT-LARGE:

The PMT engaged the community-at-large at key intervals in the project to select specific design options that the PMT pursued as the master plan moved forward. The PMT utilized both public meetings at the Recreation Center as well as directed community engagement at Fresh Markets, Music in the Park, etc. to gather the largest cross section of community input as possible. Additionally, a community survey was issued both digitally and in-person to gather public input at the onset of the project to guide the building size, location, and program.

BURLINGAME COMMUNITY CENTER MASTER PLAN DESIGN DOCUMENTS

BURLINGAME COMMUNITY CENTER MASTER PLAN

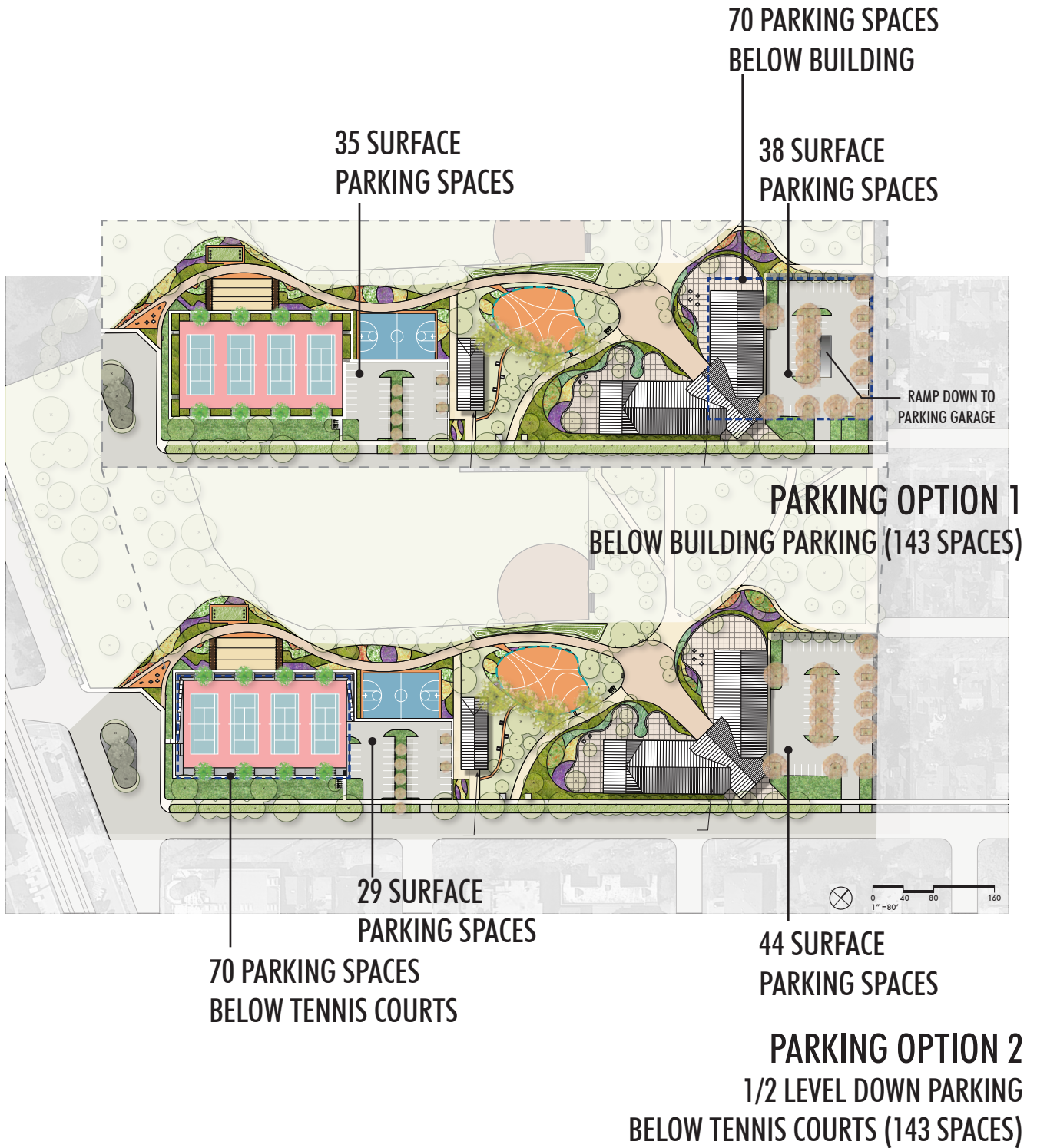
EXECUTIVE SUMMARY

BCCMP SITE PLAN



BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

BCCMP PARKING OPTIONS



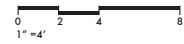
BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

WASHINGTON PARK SITE SECTIONS



**WASHINGTON PARK SITE SECTION -
CHARM BRACELET AT PARKING/TENNIS COURTS**



**WASHINGTON PARK SITE SECTION -
CHAMR BRACELET AT EXISTING SOFTBALL DIAMOND
AND RELOCATED PLAYGROUND**



DRAFT COST MODEL

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

DRAFT COST MODEL

The following cost model is an estimate based upon the pricing for the amounts and types of site and building elements (site elements, walls, ceilings, floors, structure and all associated finishes) and systems (plumbing, HVAC, electrical, lighting, etc.) included in the Conceptual Design phase of work. It also includes reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Typical costs for various elements and their unit prices have been obtained from current records and/or discussions with contractors working in this area.

Pricing reflects the construction costs that can be reasonably expected in Burlingame at the time of writing this report. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

It is also important to note that there are many factors beyond the design team's control that could affect pricing. Perhaps the most significant among them is the unpredictability of escalation over time. Given that the bid price can be significantly impacted by the number of bids submitted, the design and City project requirements should be carefully planned and specified to promote a competitive bidding environment.



Farmers Market Outreach



Farmers Market Results



Farmers Market Results

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

DRAFT COST MODEL

Burlingame Community Center Master Plan Estimate				15% Project Contingency			
35,000 GSF NEW COMMUNITY CENTER				7/1/2014			
Master Plan Budget Including Building, Parking, and Site							
35,000 GSF New Construction	Budget Data	June 2014 Dollars					
Project Data	Project Costs						
Gross SF	35,000 GSF	Construction Hard Costs	SF Area or Quantity	Unit Cost		Project Cost	
						Option A - Under Building Parking	Option B - 1/2 Level Below Tennis Courts Parking
On-Site Parking Total	143 spaces	Building					
63 surface parking spaces		Recreation Center Demolition	25,000 GSF	-		Included in Sitework	Included in Sitework
80 spaces under building or under tennis courts		Community Center Construction	35,000 GSF	\$405 / GSF		\$14,175,000	\$14,175,000
		Parking					
		Parking under Building	70 Spaces	\$80,000		\$5,600,000	-
		Parking 1/2 Level Below Tennis Courts	70 Spaces	\$50,000		-	\$3,500,000
		Surface Parking	73 Spaces	\$5,600		\$409,000	\$409,000
		Site Development - Building					
		Sitework		Lump Sum		\$390,000	\$505,000
		Site Development - Washington Park					
		Park Development				\$1,059,000	\$1,762,000
		Contingency - Construction Costs					
		Contingency - Building and Park		15%		\$3,086,000	\$2,788,000
Subtotal - Construction Hard Cost						\$24,719,000	\$23,139,000
		Furniture, Equipment, Technology and Other Hard Costs					
		FF&E	35,000 GSF	\$20 / GSF		\$700,000	\$700,000
		Technology Allowance		Allowance		\$200,000	\$200,000
		Contingency - FF&E and Technology		10%		\$90,000	\$90,000
Subtotal - FFE and other Hard Costs						\$990,000	\$990,000
Total - Hard Cost Budget						\$25,709,000	\$24,129,000
		Soft Costs					
		Engineering and Design Fees		18%		\$4,449,000	\$4,165,000
		Construction Management		5%		\$1,236,000	\$1,157,000
		Project Management Costs		3%		\$742,000	\$694,000
		Permit Fees, Inspections		1%		\$247,000	\$231,000
		LEED Commissioning		1%		\$247,000	\$231,000
		Other		0%		\$0	\$0
		Relocation and Moving Costs, 1 move	25,000 GSF	\$5 / GSF		\$125,000	\$125,000
		Temporary Facility**	10,000 GSF	Lump Sum		\$635,000	\$635,000
		CEQA		allowance		\$100,000	\$100,000
		Contingency - Soft Costs		5%		\$389,000	\$367,000
Total - Soft Cost Budget						\$8,170,000	\$7,705,000
Project Budget*						\$33,879,000	\$31,834,000

* Note Estimate is in June 2014 dollars
** Temporary Facility includes 10,000SF of modular units, leased for 24 months, moved both on and off site and required utility connections.

PROJECT DIRECTORY

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

PROJECT MANAGEMENT TEAM

City of Burlingame

Park & Recreation Department

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Joleen Helley, *Administrative Secretary*

Group 4 Architecture, Research + Planning

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‡ 650 871.7911

PROJECT RESOURCES

CITY OF BURLINGAME

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Daniel LaRossa, *Job Captain*

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COMMUNITY ADVISORY COMMITTEE MEETING MINUTES

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #1 NOTES



GROUP 4

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ARCHITECT

PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

ANDREA WILL
ARCHITECT

CITIZEN ADVISORY COMMITTEE

BURLINGAME COMMUNITY CENTER MASTER PLAN

MEETING ON

12 March 2013

MINUTES

INVITED ATTENDEES

Name	Initials	Attended	Company or Organization
Aric Agresti	AA	X	CAC
Cathy Baylock	CB	X	CAC
Donna Colson	DC	X	CAC
Juliana Fuerbringer	JF	X	CAC
Jane Gomery	JG	X	CAC
Laura Hesselgreen	LH		CAC
Mary Hunt	MH	X	CAC
Ann Keighran	AK	X	CAC
Janet Martin	JM	X	CAC
Amy Mishra	AM		CAC
Melissa Upp McGuire	MM		CAC
Nina Orlando	NO		CAC
Jennifer Pfaff	JP	X	CAC (Burlingame Historical Society)
Erik Winkler	EW		CAC
Margaret Glomstad	MG	X	Burlingame Parks and Rec. Dept.
Karen Hager	KH		Burlingame Parks and Rec. Dept.
Wayne Gehrke	WG	X	Group 4 Architecture, Research + Planning
Dawn Merkes	DM	X	Group 4 Architecture, Research + Planning
Paul Jamtgaard	PJ		Group 4 Architecture, Research + Planning
Daniel LaRossa	DL	X	Group 4 Architecture, Research + Planning

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Via E-mail

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #1 NOTES, CONTINUED



Citizen Advisory Committee on 12 March 2013

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A INTRODUCTION **who status**

A1 PARKS AND RECREATION DEPARTMENT INTRODUCTION

- MG- This is the beginning of the process for master planning the Burlingame Community Center. Group 4 and the City have conducted (3) Focus Group meetings to date, with 'Active Adults,' Lions Club Members, and Neighbors. MG is looking to reach out to more organizations, other groups within the community.
- CAC recommended reaching out to sports groups and religious organizations.

A2 GROUP 4 INTRODUCTION AND SCHEDULE

- DM- This process extends through the end of 2013 in order to be thorough and engage as many parties as possible. The role of the CAC is to advise on outreach, act as steering committee, and serve as ambassadors to the community at large. G4 will develop options to meet needs stated by community through analyzing different facility locations, sizes, etc. The goal is to develop a shared community vision and to prioritize community input. For example, the Neighbors focus group really appreciated meeting early in the project and having the opportunity to express the concerns.
- G4 will conduct a supplemental Community Center Tour to familiarize the Committee with current community center spaces and standards. G4 will issue a Doodle poll to the CAC for April 19th, May 3rd, and June 7th in order to find the best date.
- G4 will prepare an online community survey that will be advertised and distributed to the community to increase the awareness and outreach.

B NEEDS ASSESSMENT **who status**

B1 FACILITY NEEDS ASSESSMENT

- DM- The existing facility, while quite active and well used, is outdated. All program spaces are multiuse and meetings/programs are conducted whenever and wherever possible. From a functionality standpoint, the facility is outdated, and requires significant infrastructural, building code, and ADA compliance upgrades.
- WG- The current facility has excess circulation, too much undefined common area, poor staff sight lines, and poor connection to outside. Additionally, the brick walls in the auditorium are seismically inadequate. G4 is in the process of putting together an existing use summary as well.
- MG- During the school year, the Teen Room can not be active because Parks and Rec. doesn't have the personnel to have dedicated staff in the teen room. The existing location of the teen room makes use of it limited.

C SITE ANALYSIS **who status**

C1 WASHINGTON PARK ASSESSMENT

- WG- On the site, parking and its impact on the adjacent neighborhood is a major issue. Also, the current site is an odd location, directly adjacent to single-

CAC MEETING #1 NOTES, CONTINUED



Citizen Advisory Committee on 12 March 2013

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family residential properties. However, the park has excellent proximity to downtown, high school, and retail. Additionally, the drop-off area is too small, limiting safety and resulting in vehicular/pedestrian conflicts. The building also acts as a barrier to the park, limiting visibility beyond. In rethinking the building and park, there is also an opportunity to better utilize the existing active areas of the park.

- The adjacent Lions Club building is under a long term lease between the City and is currently being improved. The Lions Club has expressed an interest in shared outdoor space, and desire better parking.
- Suggested possible locations for a new community center include the tennis courts, Lion’s Club parking lot, and existing building footprint. There is also potential for parking under the building, as well as a two story building to reduce the overall footprint and provide more space to the park.

C2 CAC COMMENTS ON SITE ANALYSIS

- JP- Is it possible to flip the recreation center with the play area? This would allow the existing building to remain functional during construction. Would it be possible to move the Lions Club either east or west to create a larger area mid-block? WG- Yes, it could be accomplished to provide a more usable space.
- JF- Can it be more than one building? WG- Multiple buildings typically cost more to build and operate and would have a larger park impact. MG- Staffing would be more difficult as well.
- CB- Is a full size gym possible? It might need to be split off to a second building closer to downtown. Is it possible to incorporate Burlingame square into the building design, use as a drop-off spot? JG- It could result in major traffic backups during Burlingame High School drop-off and pick-up times.
- JP- High speed rail will be coming through here, how will it impact the building? What will the noise impact be?
- AK- Is rooftop parking an option instead of underground? This could save some cost. JM- Be careful of the lost creeks.
- MH- 1440 Chapin is excellent because it hides its parking in two levels below ground. JG- There is space underground for parking. JG would recommend a clear promenade from downtown, increased pedestrian connection, side street access, and avoiding competition with school drop-off.

D	PROGRAM OPTIONS	who	status
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D1 Program Options

- See attached Results of the Program Options dot exercise. Please note that green dots indicate a positive response. Red dots indicate a negative response.

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #1 NOTES, CONTINUED



Citizen Advisory Committee on 12 March 2013

Minutes Page 4

These minutes were prepared on 18 April 2013.

Discussion of this meeting has been recorded as understood by the recorder noted below. If there are any omissions or corrections, please contact this office within 5 days. Unless notified to the contrary, these notes are assumed to be accurate.

GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.

Dawn Merkes
Principal

DM/dl

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #1 EXHIBITS



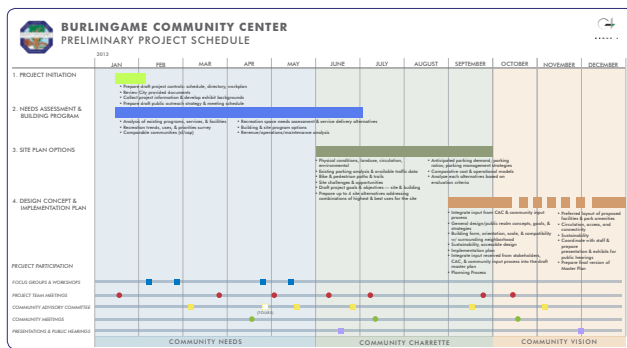
City of Burlingame Community Center Facilities Master Plan

CAC Meeting #1 03.12.2013

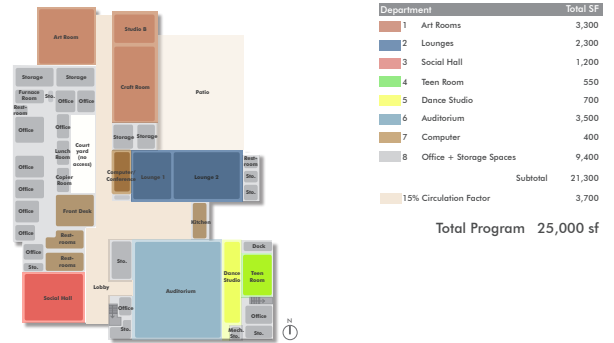


CAC AGENDA

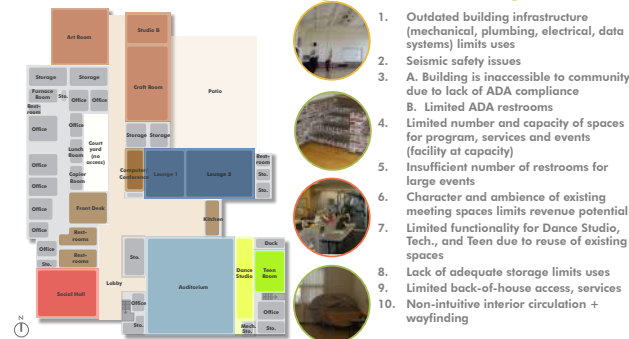
1. Introduction and Project Overview
 - CAC Participation
 - CAC Supplemental Facility Tour
 - Project Schedule
2. Needs Assessment
 - Community Facilities Assessment
 - Recreation Center Assessment
 - Focus Group Notes
3. Site Analysis
 - Access and Circulation
 - Opportunities and Constraints
 - Discussion
4. Program Options (Dot Exercise)
 - Discussion
5. Upcoming Meetings
 - CAC Meeting
 - Community Meeting
 - Focus Groups



REC. CENTER - Existing Spaces



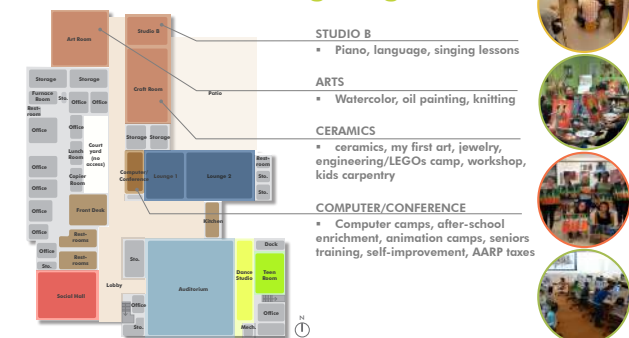
REC. CENTER - Building Functionality



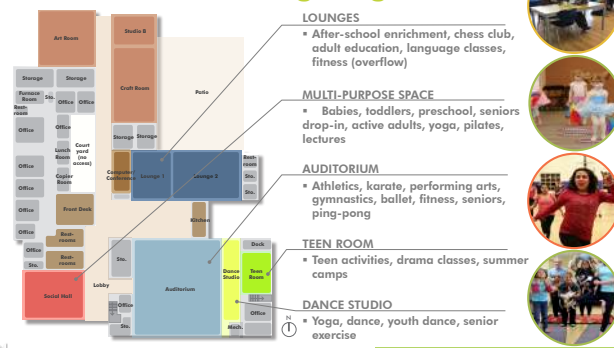
REC. CENTER - Site Functionality



REC. CENTER - Existing Programs



REC. CENTER - Existing Programs



BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #1 EXHIBITS, CONTINUED

PROJECT GOALS

- Operationally sustainable and efficient service model
- Good potential for revenue generation
- Implementable and fundable
- Integrated and sustainable building and site design
- Creates a community destination and serve community needs
- Builds support from local organizations and community members
- Creates opportunities for partnerships

EXISTING OUTDOOR COMMUNITY SPACES



EXISTING MEETING SPACES



EXISTING COMMUNITY SPACES, BY SIZE City of Burlingame

Space	Small Group (4-6)	Conference (6-12)	Computer Room	Classroom	Community Meeting (50-100)	Community Performance (100-200)	Availability
Burlingame Community Center	+	+	+	+	+	+	Yes
Burlingame Public Library*	+	+	+	+	+	+	Limited Availability
Burlingame High School**	-	-	-	-	+	+	No
Mercy High School/ Kohl Mansion	-	-	-	-	+	+	No
Burlingame Lions Club	-	-	-	-	+	+	No
Burlingame Woman's Club	?	?	?	?	?	?	No Information
Mercy Center***	+	+	+	+	+	+	Yes

*Proposed per the Burlingame Millennium Plan.
 **High School rental facilities reported to be prohibitively expensive.
 ***Daylong facility rentals available for local non-profit organizations.

EXISTING COMMUNITY SPACES, BY AGE City of Burlingame

Space	Preschool	K-4	Middle School Tweens	High School Teens	Adults	Active Adults	Availability
Burlingame Recreation Center*	+	+	+	+	+	+	Limited Availability
Burlingame Public Library	+	+	+	+	+	+	Yes
Burlingame High School	+	+	+	+	+	+	Yes
Mercy High School/ Kohl Mansion	-	-	-	-	+	+	No
Burlingame Lions Club	-	-	+	+	+	+	No
Burlingame Woman's Club	?	?	?	?	?	?	No Information
Mercy Center	-	-	-	-	+	+	Yes

*Burlingame Recreation shown as limited availability because it is operating at full capacity.

SITE ANALYSIS Existing Recreation Center and Washington Park

ACCESS & CIRCULATION

NEIGHBORHOOD CONTEXT



BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #1 EXHIBITS, CONTINUED



SITE ANALYSIS - Washington Park



SITE GOALS

- Better building and site relationship, connect to the park
- Safe & convenient access: vehicular, pedestrian, bicycle
- Visibility from Downtown/ CalTrain Station
- Complement residential neighborhood, existing and proposed community uses
- Minimize traffic and parking impact to surrounding neighborhood
- Access to/ from outdoor activity areas
- Others?

REC. CENTER - Existing Spaces



PROGRAM OPTIONS

Potential Programs for the Burlingame Community Center, by Activity Type

COMMUNITY MEETING ROOM



FLEXIBLE MEETING ROOMS



FINE ARTS



BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

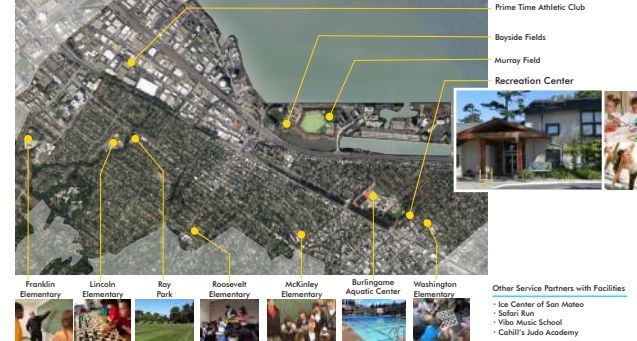
CAC MEETING #1 EXHIBITS, CONTINUED

COLLABORATION AND MEETING SPACE



BURLINGAME CC MASTER PLAN

EXISTING OUTDOOR COMMUNITY SPACES



BURLINGAME CC MASTER PLAN

MULTI-USE PERFORMANCE / AUDITORIUM / EVENTS



BURLINGAME CC MASTER PLAN

DANCE/EXERCISE



BURLINGAME CC MASTER PLAN

GYM



BURLINGAME CC MASTER PLAN

SPACES FOR PEOPLE



BURLINGAME CC MASTER PLAN

PASSIVE OUTDOOR ROOMS



BURLINGAME CC MASTER PLAN

ACTIVE OUTDOOR ROOMS



BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #1 EXHIBITS, CONTINUED

ACTIVE OUTDOOR ROOMS



BURLINGAME CC MASTER PLAN

PICK-UP AND DROP-OFF SPACES



BURLINGAME CC MASTER PLAN

PROGRAM OPTIONS

Potential Programs for the
Burlingame Community Center,
by Space



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SPACES FOR CHILDREN



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SPACES FOR TEENS



SPACES FOR MULTI-GEN.



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SPACES FOR ACTIVE ADULTS



BURLINGAME CC MASTER PLAN

UPCOMING MEETINGS

- Supplemental Community Centers Tour
- Community Meeting
- Focus Groups
 - Parents
 - Teens
 - Others (Proposed name)



BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #2 NOTES



FACILITATION NOTES

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PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

CITIZEN ADVISORY COMMITTEE 2

BURLINGAME COMMUNITY CENTER MASTER PLAN

MEETING ON

September 10, 2013

INVITED ATTENDEES

Name	Initials	Attended	Company or Organization
Aric Agresti	AA		CAC
Cathy Baylock	CB	X	CAC
Donna Colson	DC	X	CAC
Juliana Fuerbringer	JF	X	CAC
Jane Gomery	JG	X	CAC
Laura Hesselgreen	LH	X	CAC
Mary Hunt	MH	X	CAC
Ann Keighran	AK	X	CAC
Janet Martin	JM	X	CAC
Amy Mishra	AM		CAC
Melissa Upp McGuire	MM		CAC
Nina Orlando	NO		CAC
Jennifer Pfaff	JP	X	CAC (Burlingame Historical Society)
Erik Winkler	EW	X	CAC
Margaret Glomstad	MG	X	Burlingame Parks and Rec. Dept.
Karen Hager	KH	X	Burlingame Parks and Rec. Dept.
Wayne Gehrke	WG	X	Group 4 Architecture, Research + Planning
Dawn Merkes	DM		Group 4 Architecture, Research + Planning
Paul Jamtgaard	PJ		Group 4 Architecture, Research + Planning
Daniel LaRossa	DL	X	Group 4 Architecture, Research + Planning

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Via E-mail

CAC MEETING #2 NOTES, CONTINUED



Citizen Advisory Committee on September 10, 2013

Facilitation Notes Page 2

A PROJECT SCHEDULE AND WORKPLAN

A1 Project Schedule

- G4 presented the current project status and schedule to the CAC, highlighting the Community Meeting next Wednesday, September 18th.

B NEEDS ASSESSMENT AND PROGRAM OPTIONS

B1 Community Feedback

- DL presented Community Feedback on the existing recreation center spaces, programs, and Washington Park. This information was gathered through a series of focus groups, CAC meetings, a CAC bus tour of existing community centers on the Peninsula, and a digital and physical survey completed by the community. See presentation slides for this information.
- DL presented results of this community engagement showing strong support for multi-generational spaces, physical activity spaces, and strong indoor-outdoor connections. Spaces designed for dedicated uses, such as teen centers and desk top technology labs, prompted negative reactions from the Community and CAC.
- The CAC recommended further outreach for the survey through e-news, student newsletters, and other outlets.
- MG confirmed that they would continue outreach and information gathering through the end of the month.
- DL presented (3) program options. Option A showed the current building spaces updated to contemporary standards. Option B included a raised platform in the multi-purpose room for performances. Option C included a gymnasium.
- The CAC recommended showing all (3) options to the Community for their feedback, as well as providing additional details on the variations in the program, such as the number of classrooms, lounges, etc. This will allow further analysis of the differences between the schemes. The CAC noted that A and B were very similar, and that they should be differentiated further by the addition of classrooms or art rooms.

C SITE ANALYSIS AND OPTIONS

C1 Site Option 1 – CAC Feedback

- WG presented Option 1, which consisted of the existing site with a more efficient layout. Parking is a ½ level down from tennis courts.
- The CAC commented on Option #1 as follows:
 - Preserve the park, or even improve it. How should the building deal with safety and traffic along adjacent streets?
 - Lack of proximity between parking and building for elderly, handicapped, will cause problems.
 - Study this site with below grade/building parking.
 - Revise the building slightly east, put playground back in current location.

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #2 NOTES, CONTINUED



Citizen Advisory Committee on September 10, 2013

Facilitation Notes Page 3

C2 Site Option 2 – CAC Feedback

- WG presented this option in which the building is surrounded by the park with adjacent surface parking.
- The CAC commented on Option #2 as follows:
 - The CAC does not prefer this option, they felt that it sits too close to the Lion's Club, with too much surface parking.
 - Many CAC members felt that the project should be done right, even if it takes longer to do it correctly.
 - Is it possible to show under building parking here?

C3 Site Option 3 – CAC Feedback

- WG summarized that this option connects to downtown, and potentially has fully below ground parking.
- The CAC commented on Option #3 as follows:
 - Aggravating to be so close to the train station, and not relaxing.
 - Opens up the park and brings the estate to the street at the existing recreation center site.
 - Tennis players asking about the project. Lit courts on one end and rec. center on the other results in eyes on the street, safety. Moving the building and tennis courts to one end could result in safety issues at the other end of the park. No longer self-policing.
 - Not integrated with the park, concerned about BHS traffic and circulation.
 - Loses the potential for indoor-outdoor park connections, since adjacencies are close to train station and baseball diamond.
 - What about vertical car stackers below ground?
 - Is it possible to go down (2) levels?

C4 General Parking Comments

- Show split parking as an option as well.
- Parking on just one side creates more problems than it solves. Is it possible to do a split parking strategy?
- The building will last 50-100 years. Do it right, show the 'Cadillac.'
- Start with the 'Cadillac' and trim down as necessary.
- Liked the downtown location, parking seems premature.
- Address the issue of security parking underground, similar to the library.
- The community is comfortable with deck parking, must be designed right.
- Find good, positive examples of different parking strategies, show images.
- Seniors won't walk across the park.
- Feels better with underground parking for teenagers, so kids won't have to walk the park at night.

CAC MEETING #2 NOTES, CONTINUED



Citizen Advisory Committee on September 10, 2013

Facilitation Notes Page 4

D COMMUNITY MEETING PRESENTATION COMMENTS

D1 Community Meeting Format

- WG presented the Community Meeting format as an initial chance to get feedback from the Community overall on the project. G4 would present Design Values, and then break into small groups to discuss the Site Options, Program Options and Parking.
- The CAC recommended against presenting Parking Options. Instead, the CAC preferred discussing parking strategies with the Community, and showing examples of parking concepts. The CAC recommended that the PMT further study parking needs, requirements, and options (below ground, half level down, surface parking, rooftop parking, and options combining these schemes).
Further CAC comments were as follows:
 - Recommend showing all (3) options for transparency, but discussed as strategies, not options.
 - Proposed that the Community Meeting be stripped down to focus upon 1) program options with examples 2) feedback on the current site 3) feedback on the site options and 4) potential parking strategies (not plans). The PMT will to finalize the Community Meeting agenda and exhibits.
 - More about programming, less about parking for Community Meeting.
 - For Site Options, make all buildings the same footprint.

These minutes were prepared on September 13, 2013.

Discussion of this meeting has been recorded as understood by the recorder noted below. If there are any omissions or corrections, please contact this office within 5 days. Unless notified to the contrary, these notes are assumed to be accurate.

GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.

Daniel LaRossa
Job Captain

DL

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #2 EXHIBITS



City of Burlingame Community Center Facilities Master Plan

CAC Meeting 09.10.2013

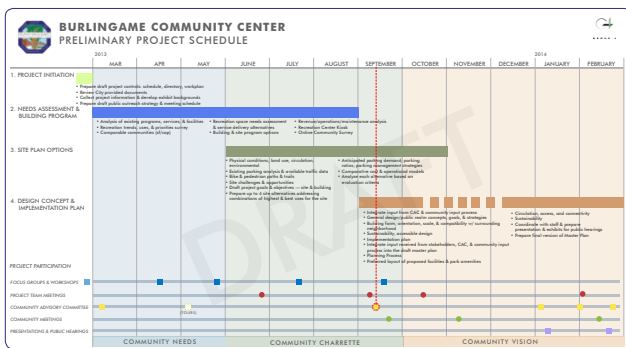


CAC AGENDA



1. Introduction and Project Update
 - Project Schedule
 - Facilities Tour Summary
 - Focus Group Meetings
2. Needs Assessment
 - Focus Group Findings
 - Online Survey Findings
3. Program Options
 - Presentation of Program Options
 - Discussion
4. Site Analysis and Options
 - Existing Conditions
 - Presentation of Potential Building Locations
 - Discussion
5. Upcoming Meetings
 - Community Meeting

BURLINGAME CC MASTER PLAN



BURLINGAME CC MASTER PLAN

FACILITIES TOUR SUMMARY

1. Centennial Recreation Center, Morgan Hill, CA
 - 50,000SF, completed in 2006
 - Funding: Redevelopment Agency
 - Senior Center, Youth Center, Day Care, Computer Lab, Multi-Purpose Room
2. Almaden Library and Community Center, San Jose, CA
 - 65,000SF, completed in 2006
 - Funding: Branch Libraries Bond Projects Fund, Parks and Recreation Bond Projects Fund
 - Library, Community Room, Gym, Children's Rooms, Teen Room, Senior Rooms
3. Roosevelt Community Center, San Jose, CA
 - 30,000SF, completed in 2008
 - Funding: Parks and Recreation Bond Projects Fund, Construction Tax and Property Conveyance Tax Fund, Subdivision Park Trust Fund, Storm Sewer Operating Fund
 - Community Center, Computer Lab, Multi-Purpose Room, Kitchen, Teen Room, Fitness Center, Dance Room
4. Arrilaga Community Center, Menlo Park, CA
 - 24,000SF Gymnasium, 22,500SF Gymnastics Center, completed in 2012
 - Funding Mechanism: Private donation, City Funds
 - Renovation of the existing Community Center

BURLINGAME CC MASTER PLAN

FACILITIES TOUR SUMMARY

Positive Takeaways

- 'The Almaden space, in its two-story format, offered the most classroom space on a small footprint, yet rooms interfaced with the outdoors.'
- 'If we locate the facility near the rail-line it seems that we can have a more urban feel similar to Roosevelt where you transition from street to park.'
- 'The Roosevelt rain filtration system was really a nice way to use nature in the outside environment.'
- 'Very light and airy rooms...nice lobby area...invite socialization...movable stage.'
- 'Large multi-purpose rooms with floor to ceiling windows that bring the outside in.'
- 'A "stage" area for small performances or music is nice and I liked the Almaden one that connected to the outside with movable doors - maybe balconies that connect on the second floor.'
- 'Space for young children's classes, a dance studio space or yoga area would be great - it needs to serve many uses.'



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FACILITIES TOUR SUMMARY - IMAGES



BURLINGAME CC MASTER PLAN

FACILITIES TOUR SUMMARY

Negative Takeaways

- 'All four facilities...had acres of parking. Their noble goal of attracting as many users as possible was unimpeded by parking constraints. We must address this issue FIRST before we can decide the type of uses and users we want to attract.'
- '...hallways at Morgan Hill isolated staff from the users...the layout was not intuitive to self-navigation'
- 'I would not make dedicated teen or 50+ areas but rather multi-use and generational use areas.'
- 'I thought the Grand stairwell in the lobby of the Roosevelt Center wasted a lot of potentially programmable space for a small aesthetic trade-off. I would not want to see a lot of space lost simply to create some sort of "grand entry"'
- 'Arrilaga- sterile like a hospital...no warm and fuzzy feeling...signage was like a hospital...bad acoustics'



BURLINGAME CC MASTER PLAN

FOCUS GROUP MEETINGS

1. Neighbors Focus Group
February 2, 2013
2. Seniors Focus Group
February 2, 2013
3. Lions Club Focus Group
February 2, 2013
4. Teens Focus Group
April 16, 2013
5. Parents Focus Group
May 6, 2013
6. Others Focus Group
July 24, 2013



BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #2 EXHIBITS, CONTINUED

FOCUS GROUP FINDINGS

WHAT CRITERIA SHOULD DRIVE THE PROJECT?

SITE

- Parking needs and traffic impacts
- Sensitivity to neighbors
- Connection to the park, both from and through the building
- Connection to downtown
- Maintain green space, baseball diamond
- Retain as many trees as possible

PROGRAM

- Strong indoor-outdoor connection
- Expanded multi-gen and program spaces
- Outdoor performance and gathering space
- Sustainability
- Dance and fitness
- Universal access



BURLINGAME CC MASTER PLAN

ONLINE SURVEY FINDINGS

- As of September 4, 2013, 267 people have responded to the survey, providing insight into their usage of the existing recreation center as well as their vision for new programs and spaces.

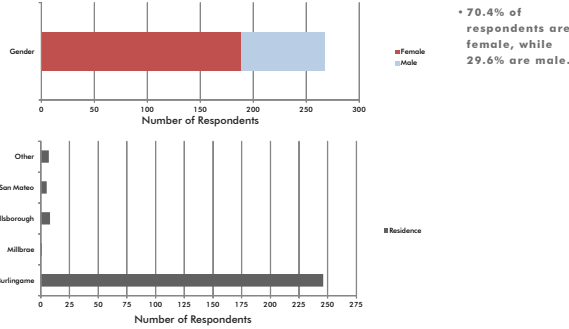
Burlingame Community Center Master Plan Survey - 2013

6. Which current programs has your household participated in events at the Rec. Center in the last year? Please check all programs that your household has used or is currently using.

Program Name	Used	Not Used	Not Used
Children's Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family and Seniors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation and Exercise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicable Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen and Pre-Teens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dance and Performing Arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Language Arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Computer and Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art and Crafts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Music	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apprenticeship Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Day Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BURLINGAME CC MASTER PLAN

DEMOGRAPHICS – Community Survey



BURLINGAME CC MASTER PLAN

EXISTING COMMUNITY SPACES, BY SIZE City of Burlingame

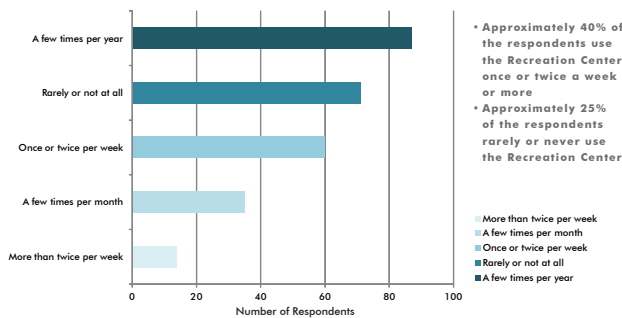
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Burlingame Community Center	+	+	+	+	+	+
Burlingame Public Library*	+	+	+	+	+	+
Burlingame High School**	-	-	-	-	-	-
Mercy High School/ Kashi Marston	-	-	-	-	+	+
Burlingame Lions Club	-	-	-	-	+	+
Burlingame Woman's Club	?	?	?	?	?	?
Mercy Center***	+	+	+	+	+	+

Legend: + Yes, - Limited Availability, - No, ? No Information

*Proposed per the Burlingame Millennium Plan
**High School rental facilities reported to be prohibitively expensive
***Daylong facility rentals available for local non-profit organizations

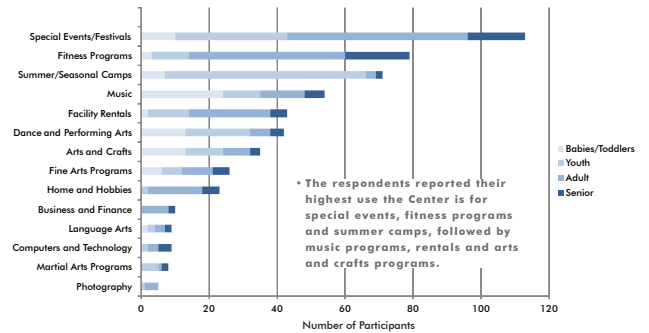
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CURRENT USAGE – Community Survey



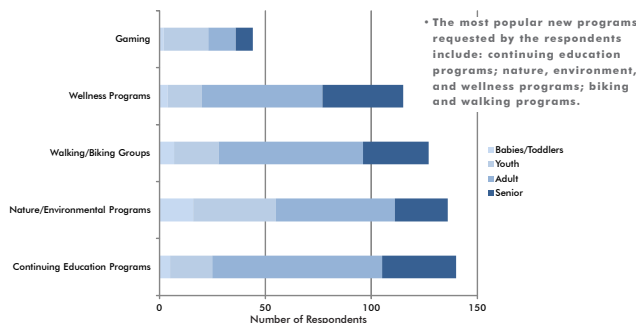
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CURRENT PROGRAMS – Community Survey



BURLINGAME CC MASTER PLAN

PROGRAM IDEAS – Community Survey



BURLINGAME CC MASTER PLAN

PROGRAM IDEAS – Community Survey

- The respondents highest priorities for the Center included: physical activity spaces, multi-purpose rooms, outdoor patios, art and classrooms, and rental spaces.
- Computer literacy
- Movies for children
- Bingo for seniors
- Music
- Homeschool programs
- Senior programs
- Daytime classes
- Basketball
- Knitting classes
- Language classes
- Drop-in children's classes
- Family classes
- Dance classes
- Painting and sketching classes
- Dog park
- Program for the disabled
- Mommy and me classes
- Weekend classes
- Computer training
- Cultural enrichment
- Wine appreciation class

BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #2 EXHIBITS, CONTINUED

PROGRAM IDEAS – Community Survey

HIGH PRIORITY

- Physical activity spaces
- Multi-purpose room
- Outdoor patio
- Art spaces
- Classrooms
- Facility rentals
- Music room
- Meeting spaces
- Cafe



PROGRAM IDEAS – Community Survey

PRIORITY ACTIVITIES

- Activity spaces
- Art spaces
- Fitness
- Performances/Theater
- Dance
- Classes



BURLINGAME CC MASTER PLAN

BURLINGAME CC MASTER PLAN

PROGRAM IDEAS – Community Survey

PRIORITY OF OUTDOOR SPACES

- Community Garden*
- Aquatics**
- Sports
- Patio

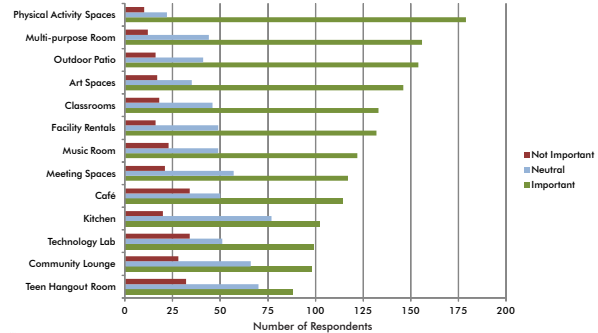


*Grand Opening 11AM this Friday, September 13th at Bayside Fields

** On behalf of the City of Burlingame, aquatics programs are run by the Burlingame Aquatics Club.

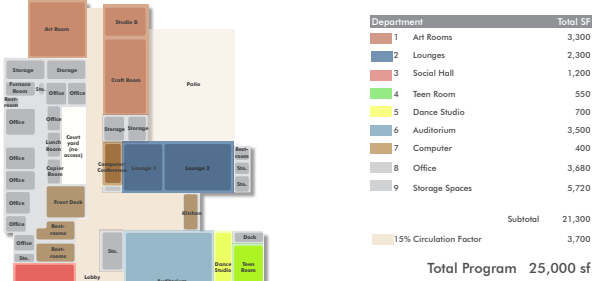
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KEY SPACES – Community Survey



BURLINGAME CC MASTER PLAN

REC. CENTER - Existing Spaces



SITE STRATEGIES - Existing Site



BURLINGAME CC MASTER PLAN

PROGRAM OPTIONS - Option A, B + C

A		B		C	
Department	Total SF	Department	Total SF	Department	Total SF
1 Entry	1,700	1 Entry	1,700	1 Entry	1,700
2 Multi-Purpose Room	4,700	2 Multi-Purpose Room	5,600	2 Multi-Purpose Room	5,300
3 Classrooms	5,900	3 Classrooms	5,800	3 Classrooms	3,700
4 Multi-Gen Activity Rooms	2,850	4 Multi-Gen Activity Rooms	2,850	4 Multi-Gen Activity Rooms	2,850
5 Technology/Media Lab	1,050	5 Technology/Media Lab	1,050	5 Technology/Media Lab	1,050
6 Visual + Fine Arts	3,800	6 Visual + Fine Arts	3,800	6 Visual + Fine Arts	3,850
8 Staff Spaces	2,000	8 Staff Spaces	2,000	7 Athletics & Fitness	10,800
9 Support Spaces	1,900	9 Support Spaces	1,900	8 Staff Spaces	2,000
				9 Support Spaces	1,900
Subtotal	23,900	Subtotal	24,700	Subtotal	33,150
20% Circulation Factor	6,000	20% Circulation Factor	6,200	20% Circulation Factor	8,300
Total Program	29,900 sf	Total Program	30,900 sf	Total Program	41,450 sf

- build new spaces for existing programs up to current standards
- improved storage
- multi-generational activity rooms
- multi-purpose room w/raised platform
- build new spaces for existing programs up to current standards
- improved storage
- multi-generational activity rooms
- divisible gymnasium and lockers
- fitness and exercise room
- multi-purpose room w/raised platform
- build new spaces for existing programs up to current standards
- improved storage
- multi-generational activity rooms

BURLINGAME CC MASTER PLAN

SITE STRATEGIES - Option 1



BURLINGAME CC MASTER PLAN

CAC MEETING #2 EXHIBITS, CONTINUED

SITE STRATEGIES - Option 2



SITE STRATEGIES - Option 3



UPCOMING MEETINGS

- Community Meeting- September 18, 2013, 7-9PM
- Planning Commission Update- November, 2013, date TBD
- City Council Update- January, 2014, date TBD



BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #3 NOTES



GROUP 4

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JONATHAN HARTMAN
ARCHITECT

PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

ANDREA WILL
ARCHITECT

FACILITATION NOTES

CITIZEN ADVISORY COMMITTEE 3

BURLINGAME COMMUNITY CENTER MASTER PLAN

MEETING ON

February 12, 2014

INVITED ATTENDEES

Name	Initials	Attended	Company or Organization
Aric Agresti	AA		CAC
Cathy Baylock	CB	X	CAC
Donna Colson	DC		CAC
Juliana Fuerbringer	JF		CAC
Jane Gomery	JG		CAC
Laura Hesselgreen	LH		CAC
Mary Hunt	MH	X	CAC
Ann Keighran	AK	X	CAC
Janet Martin	JM	X	CAC
Amy Mishra	AM		CAC
Melissa Upp McGuire	MM		CAC
Nina Orlando	NO		CAC
Ricardo Ortiz	RO	X	CAC
Jennifer Pfaff	JP	X	CAC (Burlingame Historical Society)
Erik Winkler	EW		CAC
Margaret Glomstad	MG	X	Burlingame Parks and Rec. Dept.
Karen Hager	KH	X	Burlingame Parks and Rec. Dept.
Dawn Merkes	DM		Group 4 Architecture, Research + Planning
Paul Jamtgaard	PJ	X	Group 4 Architecture, Research + Planning
Daniel LaRossa	DL	X	Group 4 Architecture, Research + Planning

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Via E-mail

CAC MEETING #3 NOTES, CONTINUED



Citizen Advisory Committee on February 2, 2014

Facilitation Notes Page 2

A PROJECT SCHEDULE AND WORKPLAN

A1 Project Schedule

- G4 presented the current project status and schedule to the CAC, highlighting the meetings to date.

B NEEDS ASSESSMENT AND PROGRAM OPTIONS

B1 Community Feedback

- DM presented Community Feedback to date, including the preferred Parking Approach, Site Strategies, and Program Options.
- CAC confirmed Site Program Approach (Option B), Site Option approaches, the Master Plan Statement Building Program and Parking Approach (see attached exhibits).

C SITE ANALYSIS AND OPTIONS

C1 Site Option A – CAC Feedback

- CAC had no comments on Option A.

C2 Site Option B – CAC Feedback

- Basketball Court
 - Quality of court? JP – full. Paved space for other activities.
- Tennis Courts
 - ½ down, ½ up option for parking. When building is central, play area in SE corner
- Community Center
 - Option maintaining play area
- Fenced Play Area
 - MH – proximity to houses, long summer days
 - JM – concerns about sand + sounds, great space as is.

C3 Site Option C – CAC Feedback

- CAC had no comments on Option C.

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #3 NOTES, CONTINUED



Citizen Advisory Committee on February 2, 2014

Facilitation Notes Page 3

These minutes were prepared on March 25, 2014.

Discussion of this meeting has been recorded as understood by the recorder noted below. If there are any omissions or corrections, please contact this office within 5 days. Unless notified to the contrary, these notes are assumed to be accurate.

GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.

Daniel LaRossa
Job Captain

DL/bh

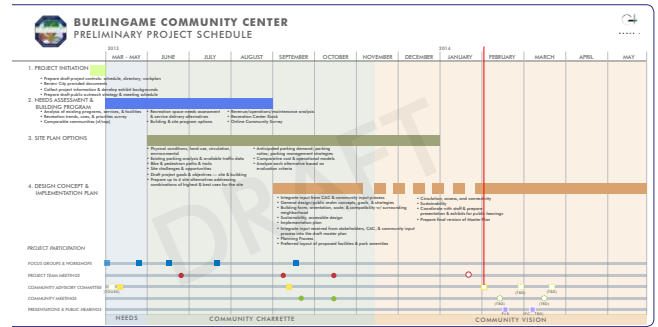
BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS



City of Burlingame Community Center Facilities Master Plan

CAC Meeting #3 02.12.2014



2/12/2014 BURLINGAME CC MASTER PLAN

AGENDA

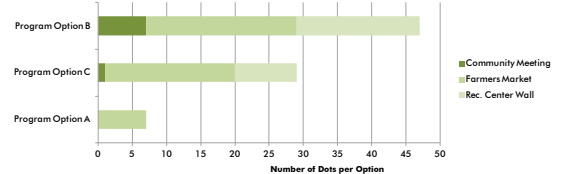
1. Welcome & Introduction
 - Project Schedule
 - Community Participation to Date
2. Work Plan
 - Overview
 - Building Program
 - Parking Approach
 - BCCMP Statements
3. Master Plan Options
 - Site Options
 - Parking Options
 - Building Options
4. Design Values Exercise
 - Site Design Values
 - Landscape Design Values
 - Building Design Values
5. Report Back
6. Next Steps



2/12/2014 BURLINGAME CC MASTER PLAN

COMMUNITY FEEDBACK

Program Options Feedback

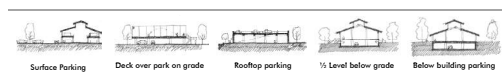
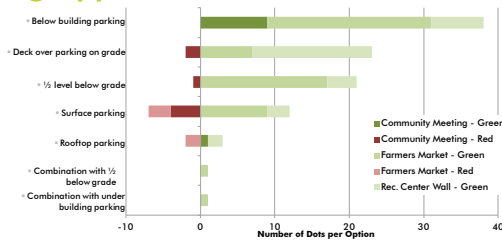


- A ~30,200 sf**
Build new spaces for existing programs up to current standards
+ multi-generational activity rooms
+ small group meeting rooms
+ improved storage
- B ~35,500 sf**
Build new spaces for existing programs up to current standards
+ 500 sf larger multi-purpose room, w/ raised platform
+ multi-generational activity rooms
+ small group meeting rooms
+ 4 classrooms
+ additional exercise room
+ improved storage
- C ~41,900 sf**
Build new spaces for existing programs up to current standards
+ divisible gymnasium & lockers
+ multi-purpose rooms, w/ raised platform
+ multi-generational activity rooms
+ 3 classrooms
+ small group meeting rooms
+ improved storage

2/12/2014 BURLINGAME CC MASTER PLAN

COMMUNITY FEEDBACK

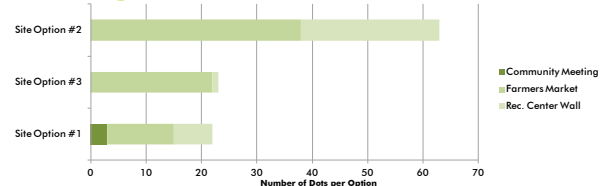
Parking Approach Feedback



2/12/2014 BURLINGAME CC MASTER PLAN

COMMUNITY FEEDBACK

Site Strategies Feedback



2/12/2014 BURLINGAME CC MASTER PLAN

WORK PLAN BCCMP

phase	Master Plan	Funding	Program & Concept	Design	Construction
1	Need Vision General Program Site Options Parking Strategy Design Values Cost Planning Entitlements(CEQA)	Funding Analysis Capital Campaign Assessment Grants Assessment Funding Strategy Ballot Measure	Detailed Building Program Conceptual Design	Schematic Design Design Development Construction Documents Building Permit	Bidding and Award Construction Commissioning Opening!!
2	COUNCIL Commissions Focus Groups Community Mtgs	COUNCIL Voter Surveys Foundations Other	COUNCIL Commissions + Advisory Committee Focus Groups User Surveys Community Mtgs	COUNCIL Commissions + Advisory Committee Community Mtgs	COUNCIL
time	12 Months	6 - ?? Months	6 - 9 Months	9 - 12 Months	12 - 15 Months

current phase input process & duration of future phases to be determined by City Council

2/12/2014 BURLINGAME CC MASTER PLAN

2/12/2014 BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS, CONTINUED

Building Program Options Recap

Small, Medium and Large Programs

MASTER PLAN COMPONENTS

- ✓ NEEDS ASSESSMENT
- ✓ COMMUNITY SURVEY
- SITE PROGRAM
 - Site Amenities (CAC Discussion tonight and continued with Community and Commissions)
 - Building Program (Confirm tonight)
 - Parking Approach (Confirm tonight)
- SITE OPTIONS (CAC Discussion tonight and continued with Community and Commissions)
 - Option A
 - Option B
 - Option C
- DESIGN VALUES (CAC Discussion tonight and continued with Community and Commissions)
 - Site
 - Landscape
 - Building Vision

2/12/2014 BURLINGAME CC MASTER PLAN

PROGRAM OPTIONS - Option A, B + C

Space	Total SF	Space	Total SF	Space	Total SF
1 Entry	1,700	1 Entry	1,700	1 Entry	1,700
2 Activity & Meeting Spaces	4,780	2 Activity & Meeting Spaces	5,880	2 Activity & Meeting Spaces	5,300
3 Classrooms	3,800	3 Classrooms	4,840	3 Classrooms	3,800
4 Multi-Gen Activity Rooms	2,850	4 Multi-Gen Activity Rooms	2,850	4 Multi-Gen Activity Rooms	2,850
5 Technology/Media Lab	1,040	5 Technology/Media Lab	1,040	5 Technology/Media Lab	1,040
6 Visual & Fine Arts	3,860	6 Visual & Fine Arts	3,860	6 Visual & Fine Arts	3,860
7 Athletics & Fitness	2,070	7 Athletics & Fitness	4,140	7 Athletics & Fitness	10,820
8 Staff Spaces	2,250	8 Staff Spaces	2,250	8 Staff Spaces	2,250
9 Support Spaces	1,900	9 Support Spaces	1,900	9 Support Spaces	1,900
Subtotal	23,200	Subtotal	28,400	Subtotal	33,500
20% Circulation Factor	4,600	20% Circulation Factor	7,100	20% Circulation Factor	8,400
Total Program	-30,200 sf	Total Program	-35,500 sf	Total Program	-41,900 sf

- build new spaces for existing programs up to current standards
- + multi-generational activity rooms
- + small group meeting rooms
- + improved storage

2/12/2014 BURLINGAME CC MASTER PLAN

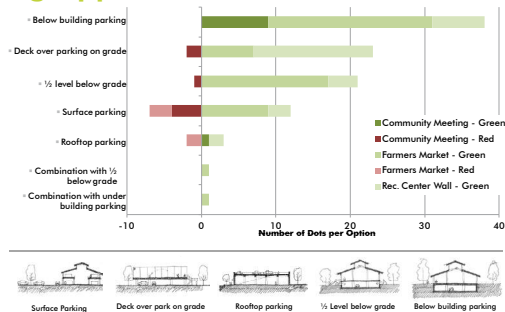
PROGRAM OPTIONS - Option B

Space	Total SF
1 Entry	1,700
2 Activity & Meeting Spaces	5,880
3 Classrooms	4,840
4 Multi-Gen Activity Rooms	2,850
5 Technology/Media Lab	1,040
6 Visual & Fine Arts	3,860
7 Athletics & Fitness	4,140
8 Staff Spaces	2,250
9 Support Spaces	1,900
Subtotal	28,400
20% Circulation Factor	6,600
Total Program	-35,000 sf

- build new spaces for existing programs up to current standards
- + 500 sf larger multi-purpose room w/ raised platform
- + multi-generational activity rooms
- + small group meeting rooms
- + improved storage
- + 2 additional classrooms
- + park restrooms

COMMUNITY FEEDBACK

Parking Approach Feedback



BURLINGAME COMMUNITY CENTER MASTER PLAN STATEMENTS

BUILDING PROGRAM

- Provide a 35,500 square foot Community Center for the city of Burlingame
- Provide a two-story building to accommodate the larger building program on a smaller footprint

PARKING APPROACH

- Provide 143 parking spaces for both Washington Park and the new Community Center per the ITE Parking Rate of 3.2 cars/1000SF of building area
- Provide a combination of surface and underground parking to meet minimum parking requirements
- If funding is available, utilize under-building parking to minimize surface parking within the park
- Utilize off-site parking strategies for large events and peak use

Building Siting Options

Locations along Burlingame Avenue

SITE GOALS

- Better building and site relationship, connect to the park
- Safe & convenient access: vehicular, pedestrian, bicycle
- Visibility from Downtown/ CalTrain Station
- Complement residential neighborhood, existing and proposed community uses
- Minimize traffic and parking impact to surrounding neighborhood
- Access to/ from outdoor activity areas
- Others?

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS, CONTINUED

SITE STRATEGIES



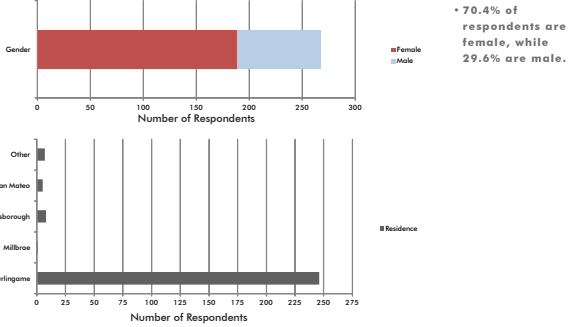
BURLINGAME CC MASTER PLAN

Site Options

Site/Building Integration and Parking

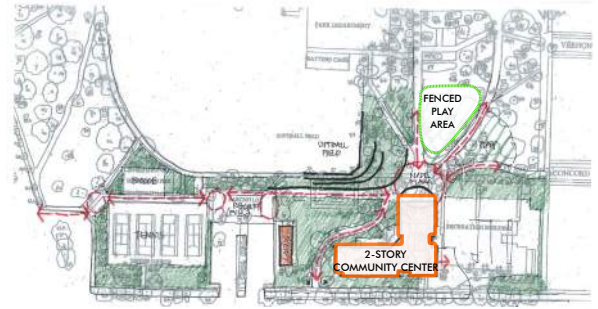
2/12/2014 BURLINGAME CC MASTER PLAN

DEMOGRAPHICS – Community Survey



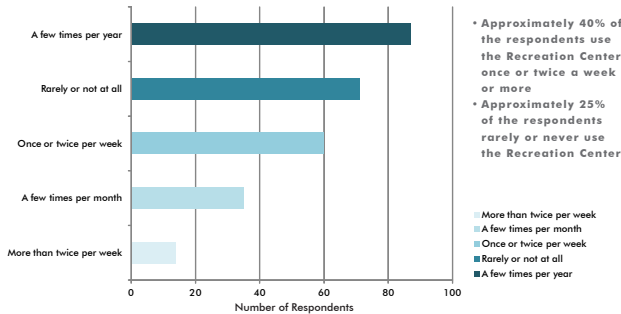
BURLINGAME CC MASTER PLAN

SITE OPTION 'B'



2/12/2014 BURLINGAME CC MASTER PLAN

CURRENT USAGE – Community Survey



BURLINGAME CC MASTER PLAN

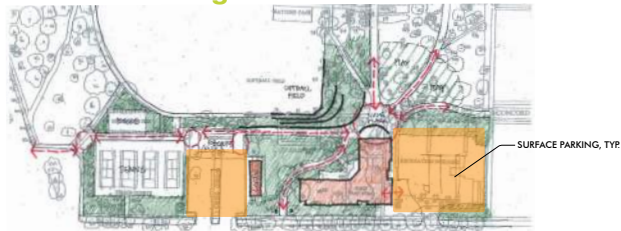
Parking Strategies

Distribution of Surface and Underground Parking

2/12/2014 BURLINGAME CC MASTER PLAN

PARKING STRATEGY 1

Surface Parking

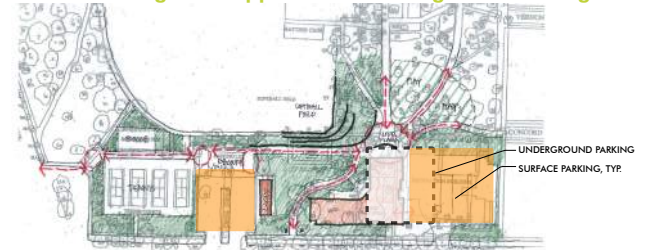


SURFACE PARKING AT LION'S CLUB: 52 SPACES
COMMUNITY CENTER SURFACE PARKING: 92 SPACES
UNDERGROUND PARKING: 0 SPACES
TOTAL PARKING SPACES: 144 SPACES

2/12/2014 BURLINGAME CC MASTER PLAN

PARKING STRATEGY 2

Surface Parking and Supplemental Underground Parking



SURFACE PARKING AT LION'S CLUB: 52 SPACES
COMMUNITY CENTER SURFACE PARKING: 52 SPACES
UNDERGROUND PARKING: 40 SPACES
TOTAL PARKING SPACES: 143 SPACES

2/12/2014 BURLINGAME CC MASTER PLAN

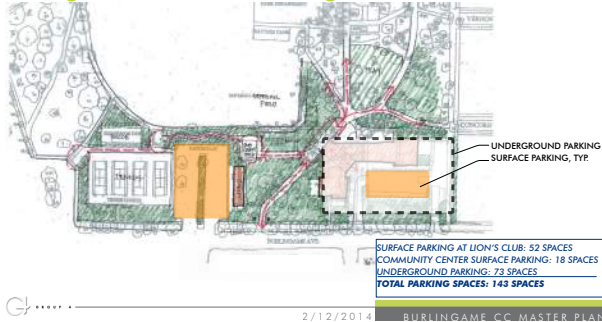
BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS, CONTINUED

PARKING STRATEGY 3

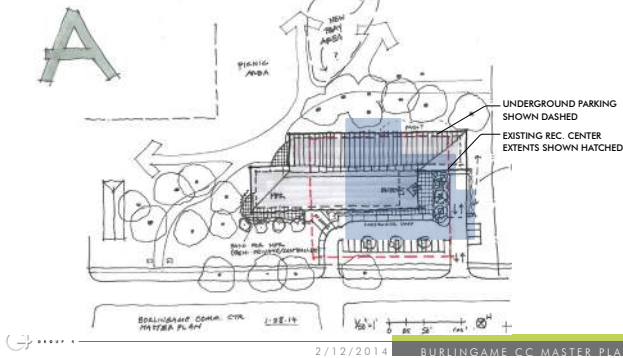
Underground and Surface Parking



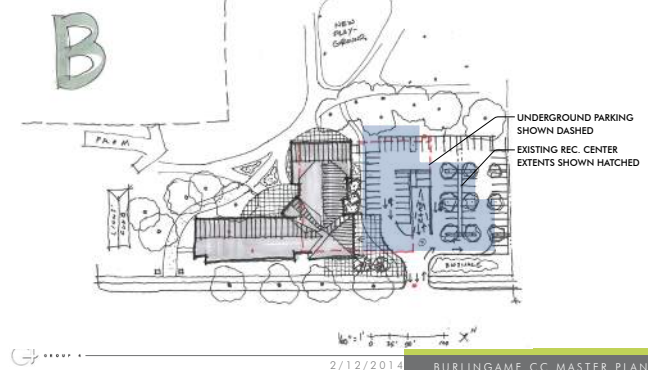
Building Options

Integration of Building into the Park

BUILDING OPTION 'A'



BUILDING OPTION 'B'



BUILDING OPTION 'C'



Building and Site Design Values

Park Amenities, Parking and Design

SITE PARKING+ PAVING



SITE PLAY

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS, CONTINUED



SITE PATHWAYS

2/12/2014 BURLINGAME CC MASTER PLAN

The integration of the building within the park creates civic presence and a sense of arrival.

SITE PRESENCE



SITE PRESENCE

2/12/2014 BURLINGAME CC MASTER PLAN

Embracing the mature trees of Washington Park.

SITE PRESENCE



SITE PROMENADES

2/12/2014 BURLINGAME CC MASTER PLAN



SITE SEATING

The site provides strong visible and physical connections of buildings and spaces to and from the surrounding context.

SITE CONNECTIVITY



The landscape wisely utilizes natural resources and preserves the natural habitat both in its production and its on-going maintenance.

LANDSCAPE SUSTAINABILITY



BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS, CONTINUED



LANDSCAPE SUSTAINABILITY



The appearance of the landscape is easy to maintain throughout the seasons and over time.



LANDSCAPE MAINTAINABILITY



The character of the landscape and outdoor spaces are expressed in the choice of plantings, trees, color, complexity, openness, scale, formality, and order.



LANDSCAPE CHARACTER



LANDSCAPE CHARACTER



LANDSCAPE CHARACTER



LANDSCAPE CHARACTER



The facility integrates with its context, both within Washington Park and the community of Burlingame.



BUILDING CONTEXT



BUILDING CONTEXT



BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #3 EXHIBITS, CONTINUED



BUILDING PRECEDENTS



BUILDING PRECEDENTS



SITE PRESENCE



2/12/2014 BURLINGAME CC MASTER PLAN

The building character is expressed in its identity, compatibility, formality, materials, order, openness, color, and scale.

BUILDING CHARACTER



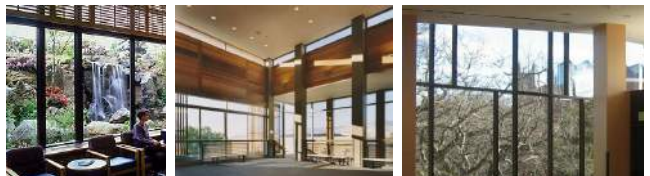
BUILDING SUSTAINABILITY



BUILDING CHARACTER



BUILDING CHARACTER



BUILDING INTERIORS



BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #4 NOTES



GROUP 4

ARCHITECTURE
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JONATHAN HARTMAN
ARCHITECT

PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

ANDREA WILL
ARCHITECT

FACILITATION NOTES

CITIZEN ADVISORY COMMITTEE 4

BURLINGAME COMMUNITY CENTER MASTER PLAN

MEETING ON

May 20, 2014

INVITED ATTENDEES

Name	Initials	Attended	Company or Organization
Aric Agresti	AA	X	CAC
Cathy Baylock	CB	X	CAC
Donna Colson	DC		CAC
Juliana Fuerbringer	JF		CAC
Jane Gomery	JG		CAC
Laura Hesselgreen	LH	X	CAC
Mary Hunt	MH	X	CAC
Ann Keighran	AK	X	CAC
Janet Martin	JM	X	CAC
Amy Mishra	AM		CAC
Melissa Upp McGuire	MM		CAC
Nina Orlando	NO		CAC
Ricardo Ortiz	RO	X	CAC
Jennifer Pfaff	JP	X	CAC (Burlingame Historical Society)
Erik Winkler	EW		CAC
Margaret Glomstad	MG	X	Burlingame Parks and Rec. Dept.
Karen Hager	KH	X	Burlingame Parks and Rec. Dept.
Dawn Merkes	DM	X	Group 4 Architecture, Research + Planning
Paul Jamtgaard	PJ	X	Group 4 Architecture, Research + Planning
Daniel LaRossa	DL		Group 4 Architecture, Research + Planning

DISTRIBUTION

Via E-mail

CAC MEETING #4 NOTES, CONTINUED



Citizen Advisory Committee on May 20, 2014

Facilitation Notes Page 2

A PROJECT SCHEDULE AND WORKPLAN

A1 Project Schedule

- G4 presented the current project status and schedule to the CAC, highlighting meetings to date and upcoming summer meetings.

B NEEDS ASSESSMENT AND PROGRAM OPTIONS

B1 Community Feedback

- DM presented Community Feedback to date, including the CAC confirmed preferred Parking Approach, Site Strategies, and Program Options.

C SITE ANALYSIS AND OPTIONS

C1 Site Amenities Confirmation

- CAC confirmed site amenities and locations per promenade Option “B,” the meandering pathway scheme. G4/RHAA to create a revised site plan and site sections showing qualitative aspects of this scheme.

C2 Site Amenities Promenade Confirmation

- CAC confirmed promenade Option “B,” the meandering pathway. This had been the preferred scheme from both the Streets Alive! Community Meeting and the Planning Commission.

These minutes were prepared on June 17, 2014.

Discussion of this meeting has been recorded as understood by the recorder noted below. If there are any omissions or corrections, please contact this office within 5 days. Unless notified to the contrary, these notes are assumed to be accurate.

GROUP 4 ARCHITECTURE, RESEARCH + PLANNING, INC.

Daniel LaRossa
Job Captain

DL/dm

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #4 EXHIBITS



City of Burlingame
Community Center Facilities Master Plan

CAC Meeting 04
 05.20.2014



AGENDA

- 1. Introduction**
 - Overview
 - Project Schedule
 - Community Participation to date
 - Master Plan Statements
 - Parking Approach
 - Program Approach
 - Building Size and Scale Approach
- 2. Streets Alive! Site Plan Results**
 - Site Design Options Results
- 3. Master Plan Primary Options Confirmation**
 - Building Location Options
 - Parking Strategy and Location Options
- 4. Master Plan Secondary Options Confirmation**
 - Tennis and Basketball Court Location Options
 - Promenade Design Options
 - Playground Location Options
- 5. Report Back**



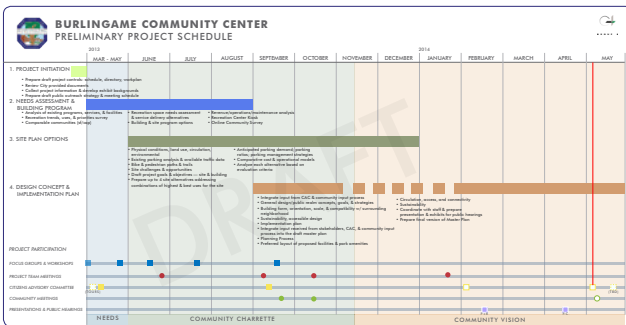
05/20/2014 BURLINGAME CC MASTER PLAN

COMMUNITY ENGAGEMENT TO DATE Fall 2012 to Spring 2014 - 550+ respondents

- (1) Fresh Market Community Outreach Session
- (1) Streets Alive! Farmers Market Meeting
- (1) Community Meeting
- (4) Focus Group Meetings
- (3) Citizens Advisory Committee Meetings
- (1) Citizens Advisory Committee Facilities Bus Tour
- (1) Online and in-person Survey, Fall 2013
- (1) Movies in the Park
- (5) Music in the Park
- (1) Dedicated Master Plan website
- (12) eNews
- (1) Parks and Recreation Commission Meeting
- (1) Planning Commission Meeting
- (2) Technical Meetings with City Staff
- (8) Project Management Team Meetings



05/20/2014 BURLINGAME CC MASTER PLAN



05/20/2014 BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN STATEMENTS

BUILDING PROGRAM

- ✓ Provide a 35,500 square foot Community Center for the city of Burlingame
- ✓ Provide a two-story building to accommodate the larger building program on a smaller footprint

PARKING APPROACH

- ✓ Provide 143 parking spaces for both Washington Park and the new Community Center per the ITE Parking Rate of 3.2 cars/1000SF of building area
- ✓ Provide a combination of surface and underground parking to meet minimum parking requirements
- ✓ If funding is available, utilize under-building parking to minimize surface parking within the park*
- ✓ Utilize off-site parking strategies for large events and peak use

*CAC Supported maintaining flexibility on this decision.

05/20/2014 BURLINGAME CC MASTER PLAN

phase	Master Plan	Funding	Program & Concept	Design	Construction
tasks	<ul style="list-style-type: none"> Need Vision General Program Site Options Parking Strategy Design Values Cost Planning Entitlements (CEQA) 	<ul style="list-style-type: none"> Funding Analysis Capital Campaign Assessment Grants Assessment Funding Strategy Ballot Measure 	<ul style="list-style-type: none"> Detailed Building Program Conceptual Design 	<ul style="list-style-type: none"> Schematic Design Design Development Construction Documents Building Permit 	<ul style="list-style-type: none"> Bidding and Award Construction Commissioning Opening!!
public input	<ul style="list-style-type: none"> COUNCIL Commissions Focus Groups Community Mtgs 	<ul style="list-style-type: none"> COUNCIL Voter Surveys Foundations Other 	<ul style="list-style-type: none"> COUNCIL Commissions + Advisory Committee Focus Groups User Surveys Community Mtgs 	<ul style="list-style-type: none"> COUNCIL Commissions + Advisory Committee Community Mtgs 	<ul style="list-style-type: none"> COUNCIL
time		6 - ?? Months	6 - 9 Months	9 - 12 Months	12 - 15 Months

current phase input process & duration of future phases to be determined by City Council

05/20/2014 BURLINGAME CC MASTER PLAN

MASTER PLAN COMPONENTS

- ✓ NEEDS ASSESSMENT
- ✓ COMMUNITY SURVEY

SITE PROGRAM

- ✓ Building Program (CAC Recommended)
- ✓ Parking Approach (CAC Recommended)
- Site Amenities (CAC discussion/confirmation tonight)

SITE OPTIONS (CAC discussion/confirmation tonight)

- Option A - Park Hub
- Option B - Charm Bracelet

05/20/2014 BURLINGAME CC MASTER PLAN

Building Program Options Recap Small, Medium and Large Programs

05/20/2014 BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

CAC MEETING #4 EXHIBITS, CONTINUED

PROGRAM OPTIONS - Option A, B + C

Space	Total SF	Space	Total SF	Space	Total SF
1 Entry	1,700	1 Entry	1,700	1 Entry	1,700
2 Activity & Meeting Spaces	4,700	2 Activity & Meeting Spaces	5,880	2 Activity & Meeting Spaces	5,300
3 Classrooms	3,800	3 Classrooms	4,840	3 Classrooms	3,800
4 Multi-Gen Activity Room	2,850	4 Multi-Gen Activity Rooms	2,850	4 Multi-Gen Activity Rooms	2,850
5 Technology/Media Lab	1,040	5 Technology/Media Lab	1,040	5 Technology/Media Lab	1,040
6 Visual & Fine Arts	3,860	6 Visual & Fine Arts	3,860	6 Visual & Fine Arts	3,860
7 Athletics & Fitness	4,070	7 Athletics & Fitness	4,140	7 Athletics & Fitness	10,820
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Subtotal	28,200	Subtotal	28,400	Subtotal	33,500
20% Circulation Factor	5,000	20% Circulation Factor	7,100	20% Circulation Factor	8,400
Total Program	~30,200 sf	Total Program	~35,500 sf	Total Program	~41,900 sf

- build new spaces for existing programs up to current standards
- + multi-generational activity rooms
- + small group meeting rooms
- + improved storage
- + additional classroom
- + additional exercise room
- + improved storage

PROGRAM OPTIONS - Option B

Spaces	Total SF
1 Entry	1,700
2 Activity & Meeting Spaces	5,880
3 Classrooms	4,840
4 Multi-Gen Activity Rooms	2,850
5 Technology/Media Lab	1,040
6 Visual & Fine Arts	3,860
7 Athletics & Fitness	4,140
8 Staff Spaces	2,250
9 Support Spaces	1,900
Subtotal	28,400
20% Circulation Factor	7,100
Total Program	~35,500 sf

- build new spaces for existing programs up to current standards
- + 500 sf larger multi-purpose room w/ raised platform
- + multi-generational activity rooms
- + small group meeting rooms
- + improved storage
- + 2 additional classrooms
- + catering kitchen

Community Center Program Summary Images



Community Center Program Summary Images



BURLINGAME COMMUNITY CENTER MASTER PLAN STATEMENTS

BUILDING PROGRAM

- ✓ Provide a 35,500 square foot Community Center for the city of Burlingame
- ✓ Provide a two-story building to accommodate the larger building program on a smaller footprint

PARKING APPROACH

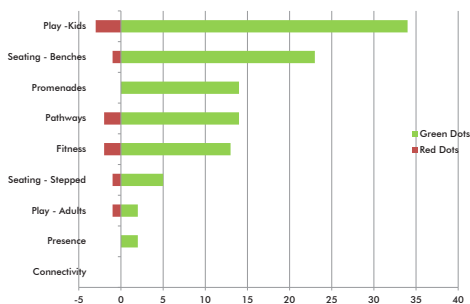
- ✓ Provide 143 parking spaces for both Washington Park and the new Community Center per the ITE Parking Rate of 3.2 cars/1000SF of building area
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- ✓ If funding is available, utilize under-building parking to minimize surface parking within the park*
- ✓ Utilize off-site parking strategies for large events and peak use

*CAC Supported maintaining flexibility on this decision.

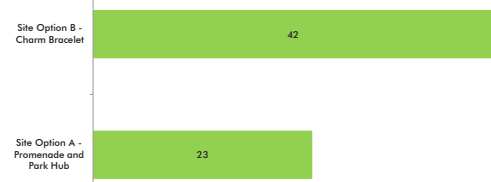
Streets Alive! Community Results

05/20/2014 BURLINGAME CC MASTER PLAN

Design Values Site Prioritization



Design Values Site Design Options



BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

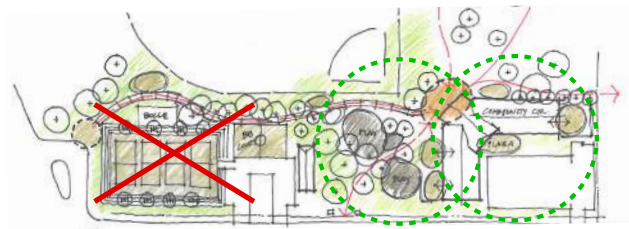
CAC MEETING #4 EXHIBITS, CONTINUED

Building Siting Options

Locations along Burlingame Avenue

05/20/2014 BURLINGAME CC MASTER PLAN

Site Strategies Building Location

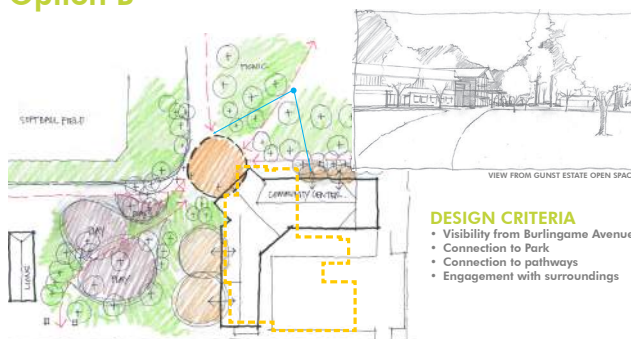


05/20/2014 BURLINGAME CC MASTER PLAN

Master Plan Primary Options Building Location Options

05/20/2014 BURLINGAME CC MASTER PLAN

Option B



05/20/2014 BURLINGAME CC MASTER PLAN

SITE GOALS

- Better building and site relationship, connect to the park
- Safe & convenient access: vehicular, pedestrian, bicycle
- Visibility from downtown/ CalTrain Station
- Complement residential neighborhood, existing and proposed community uses
- Minimize traffic and parking impact to surrounding neighborhood
- Access to/ from outdoor activity areas
- Provide improved safety for playground
- Retain open space and existing trees

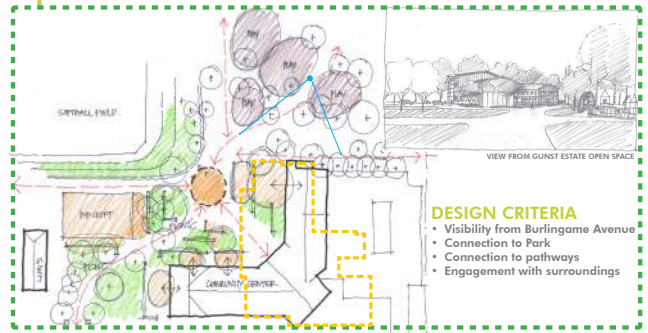
05/20/2014 BURLINGAME CC MASTER PLAN

Burlingame Community Center Design Matrix - Decision Points

Building Location Options	A	B	
Parking Strategy Options	A	B	C
Tennis and Basketball Location Options	A	B	
Promenade Design Options	A	B	
Playground Location Options	A	B	

05/20/2014 BURLINGAME CC MASTER PLAN

Option A



05/20/2014 BURLINGAME CC MASTER PLAN

Master Plan Primary Options Parking Strategy and Location Options

05/20/2014 BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

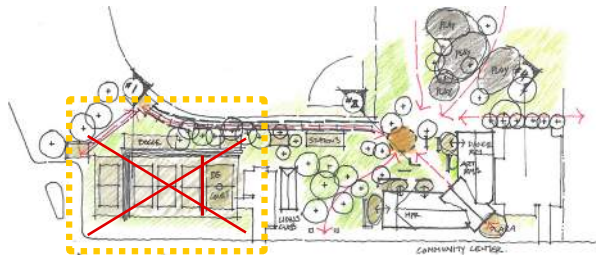
CAC MEETING #4 EXHIBITS, CONTINUED



Burlingame Community Center Parking Strategies

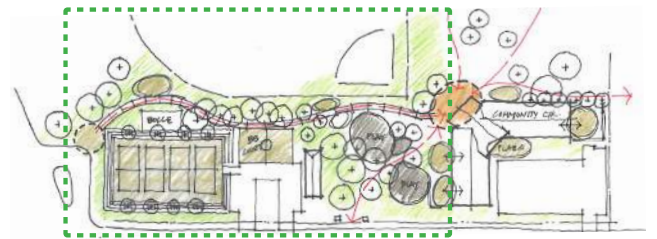


Option A Integrated Courts at the Southwest corner of the Park



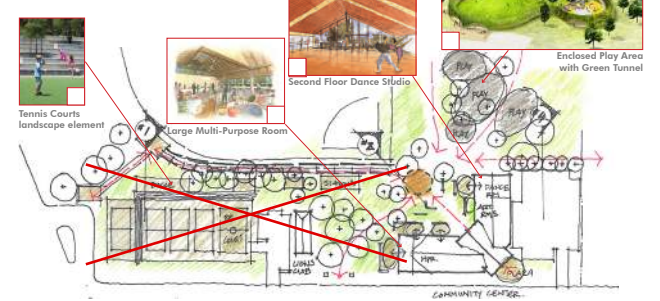
Master Plan Secondary Options Courts - Tennis and Basketball

Option B Distinct Courts along the South end of the Park

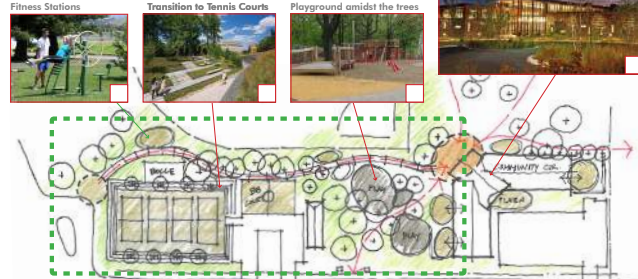


Master Plan Secondary Options Promenade Design Options

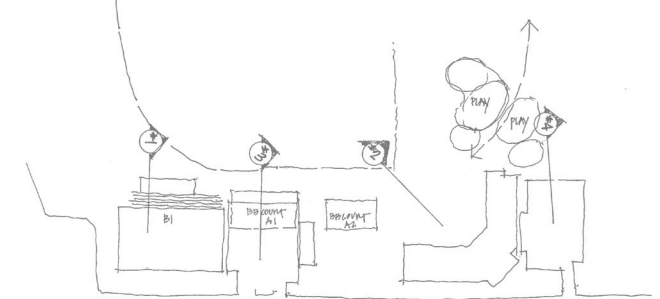
The Park Hub



Option B The Charm Bracelet



Site Section Locations within the Park



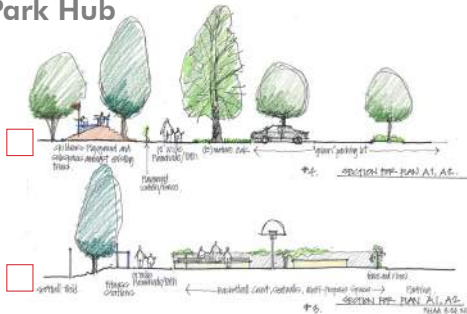
BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

CAC MEETING #4 EXHIBITS, CONTINUED

Option A

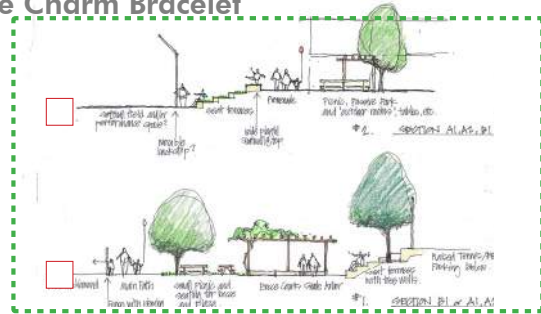
The Park Hub



05/20/2014 BURLINGAME CC MASTER PLAN

Option B

The Charm Bracelet



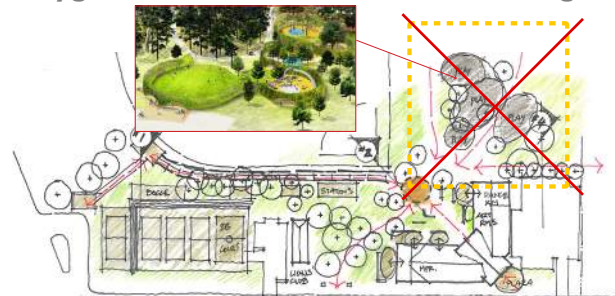
05/20/2014 BURLINGAME CC MASTER PLAN

Master Plan Secondary Options Playground Location Options

05/20/2014 BURLINGAME CC MASTER PLAN

Option A

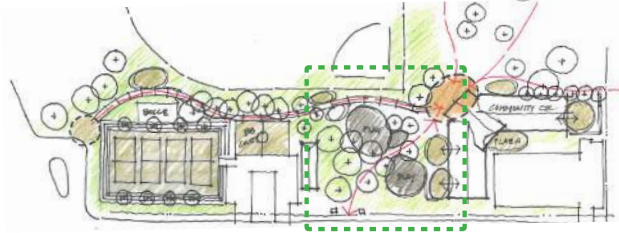
Playground to the North of the Building



05/20/2014 BURLINGAME CC MASTER PLAN

Option B

Playground along Burlingame Avenue



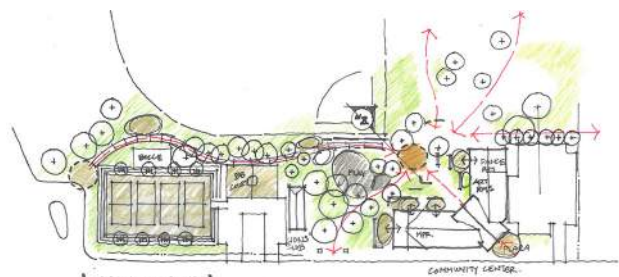
05/20/2014 BURLINGAME CC MASTER PLAN

Burlingame Community Center Design Matrix - Decision Points

Building Location Options	A	B	
Parking Strategy Options	A	B	C
Tennis and Basketball Location Options	A	B	
Promenade Design Options	A	B	
Playground Location Options	A	B	

05/20/2014 BURLINGAME CC MASTER PLAN

Burlingame Community Center Refined Site Plan



05/20/2014 BURLINGAME CC MASTER PLAN

MASTER PLAN COMPONENTS	
<input checked="" type="checkbox"/>	NEEDS ASSESSMENT
<input checked="" type="checkbox"/>	COMMUNITY SURVEY
SITE PROGRAM	
<input checked="" type="checkbox"/>	Building Program (CAC Recommended)
<input checked="" type="checkbox"/>	Parking Approach (CAC Recommended)
<input type="checkbox"/>	Site Amenities (CAC discussion/confirmation tonight)
SITE OPTIONS (CAC discussion/confirmation tonight)	
<input type="checkbox"/>	Option A - Park Hub
<input type="checkbox"/>	Option B - Charm Bracelet

05/20/2014 BURLINGAME CC MASTER PLAN

COMMUNITY ENGAGEMENT AND SITE SURVEY

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT TO DATE

Fall 2012 to Summer 2014 - 550+ respondents

- (1) Fresh Market
- (1) Streets Alive!
- (1) Community Meeting
- (6) Focus Group Meetings
- (4) Citizens Advisory Committee Meetings
- (1) Citizens Advisory Committee Facilities Bus Tour
- (1) Online and in-person Survey, Fall 2013
- (1) Movies in the Park
- (5) Music in the Park
- (1) Dedicated Master Plan website
- (12) eNews
- (1) Parks and Recreation Commission Meeting
- (1) Planning Commission Meeting
- (3) Technical Meetings with City Staff
- (9) Project Management Team Meetings
- (1) Burlingame ArtzFest
- (1) BYBA Opening Day
- (1) Family Campout



BURLINGAME CC MASTER PLAN

BURLINGAME COMMUNITY CENTER MASTER PLAN EXECUTIVE SUMMARY

COMMUNITY SURVEY (IN-PERSON AND ONLINE)

Burlingame Community Center Master Plan Survey - 2013

***1. Your gender:**
 Female Male

***2. What is your age?**
 0 to 10
 11 to 17
 18 to 24
 25 to 44
 45 to 64
 65 or older

***3. How many other people of each age group are in your household?**

0 to 10	
11 to 17	
18 to 24	
25 to 44	
45 to 64	
65 or older	

***4. Are you a resident of (choose one)?**
 Burlingame
 Millbrae
 Hillsborough
 San Mateo
 Other (please specify)

Page 2

Burlingame Community Center Master Plan Survey - 2013

***5. How often does someone in your household use the recreation center? Please check one.**
 More than twice per week
 Once or twice per week
 A few times per month
 A few times per year
 Rarely or not at all

Page 3

Burlingame Community Center Master Plan Survey - 2013

6. Which current programs has your household participated in on-site at the Rec. Center in the last year? Please check all programs that your household has used or is currently using.

	Babies, Toddlers, and Preschool	Youth	Adult	Senior
Fitness Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gymnastics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home and Hobbies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Business and Finance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Martial Arts Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fine Arts Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dance and Performing Arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photography	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Language Arts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Computers and Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts and Crafts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Music	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summer/Seasonal Camps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Events/Festivals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facility Rentals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. What new programs would your household like to see on-site at the Rec. Center? Please check all programs that your household has used or is currently using.

	Babies, Toddlers, and Preschool	Youth	Adult	Senior
Wellness Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gaming	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking/Biking Groups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Continuing Education Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nature/Environmental Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Please fill in any other additional programs your household would like to see on-site at the Rec. Center here:

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Burlingame Community Center Master Plan Survey - 2013

9. How important to your household would each of the following spaces be in a new recreation center?

	Important	Neutral	Not Important
Multi-purpose Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Classrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Physical Activity Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting Spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Technology Lab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Music Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen Hangout Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Lounge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cafe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facility Rentals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is there anything else you would like to see in a new community center?

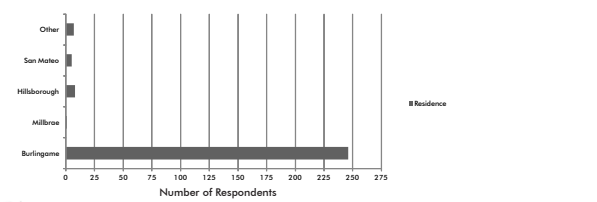
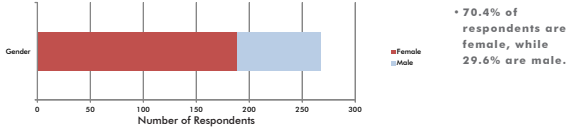
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BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

COMMUNITY SURVEY RESULTS

DEMOGRAPHICS – Community Survey



ONLINE SURVEY FINDINGS

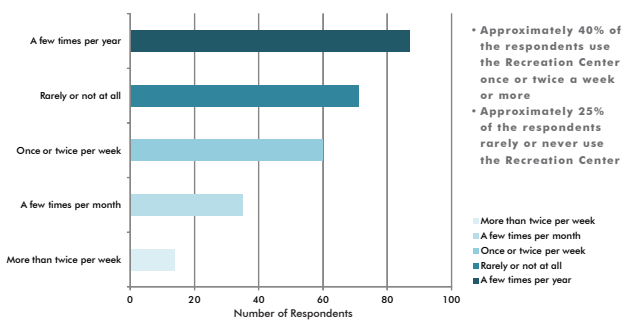
• As of September 4, 2013, 267 people have responded to the survey, providing insight into their usage of the existing recreation center as well as their vision for new programs and spaces.

Burlingame Community Center Master Plan Survey - 2013

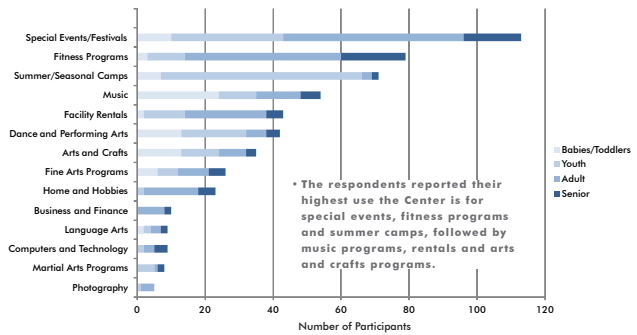
6. Which current programs has your household participated in or will at the Rec. Center in the last year? Please check all programs that your household has used or is currently using.

Program	Yes	No
Arts Programs	<input type="checkbox"/>	<input type="checkbox"/>
Exercise Programs	<input type="checkbox"/>	<input type="checkbox"/>
Home and Hobbies	<input type="checkbox"/>	<input type="checkbox"/>
Music Programs	<input type="checkbox"/>	<input type="checkbox"/>
Special Events/Festivals	<input type="checkbox"/>	<input type="checkbox"/>
Summer/Seasonal Camps	<input type="checkbox"/>	<input type="checkbox"/>
Facility Rentals	<input type="checkbox"/>	<input type="checkbox"/>
Dance and Performing Arts	<input type="checkbox"/>	<input type="checkbox"/>
Home and Hobbies	<input type="checkbox"/>	<input type="checkbox"/>
Business and Finance	<input type="checkbox"/>	<input type="checkbox"/>
Language Arts	<input type="checkbox"/>	<input type="checkbox"/>
Computers and Technology	<input type="checkbox"/>	<input type="checkbox"/>
Marital Arts Programs	<input type="checkbox"/>	<input type="checkbox"/>
Photography	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

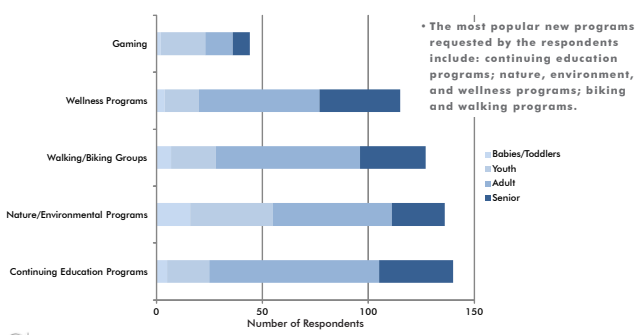
CURRENT USAGE – Community Survey



CURRENT PROGRAMS – Community Survey



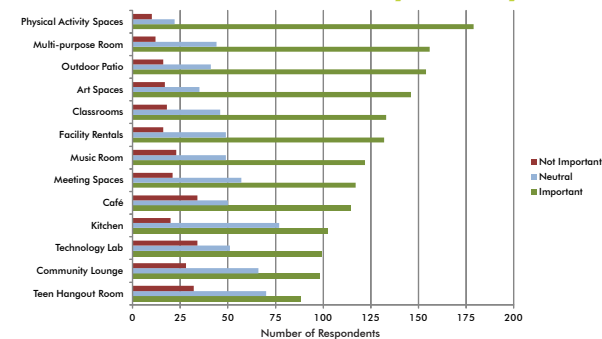
PROGRAM IDEAS – Community Survey



PROGRAM IDEAS – Community Survey

- The respondents highest priorities for the Center included: physical activity spaces, multi-purpose rooms, outdoor patios, art and classrooms, and rental spaces.
- Computer literacy
 - Movies for children
 - Bingo for seniors
 - Music
 - Homeschool programs
 - Senior programs
 - Daytime classes
 - Basketball
 - Knitting classes
 - Language classes
 - Drop-in children's classes
 - Family classes
 - Dance classes
 - Painting and sketching classes
 - Dog park
 - Program for the disabled
 - Mommy and me classes
 - Weekend classes
 - Computer training
 - Cultural enrichment
 - Wine appreciation class

KEY SPACES – Community Survey



NEXT STEPS

BURLINGAME COMMUNITY CENTER MASTER PLAN

EXECUTIVE SUMMARY

NEXT STEPS

The next steps in the process of designing the new Burlingame Community Center are twofold. One option would be to begin the Conceptual Design phase. This phase would include a more detailed building and site design, as well as building program. Another direction would be to begin the process of determining the funding options for the new building. These steps could also take place concurrently. Ongoing community participation would be key to these phases in order to build upon the Burlingame Community Center Master Design Plan included within the Executive Summary.

phase	Master Plan	Funding	Program & Concept	Design	Construction
tasks	<ul style="list-style-type: none"> Need Vision General Program Site Options Parking Strategy Design Values Cost Planning Entitlements(CEQA) 	<ul style="list-style-type: none"> Funding Analysis Capital Campaign Assessment Grants Assessment Funding Strategy Ballot Measure 	<ul style="list-style-type: none"> Detailed Building Program Conceptual Design 	<ul style="list-style-type: none"> Schematic Design Design Development Construction Documents Building Permit 	<ul style="list-style-type: none"> Bidding and Award Construction Commissioning Opening!!
public input	<ul style="list-style-type: none"> COUNCIL Commissions Focus Groups Community Mtgs 	<ul style="list-style-type: none"> COUNCIL Voter Surveys Foundations Other 	<ul style="list-style-type: none"> COUNCIL Commissions + Advisory Committee Focus Groups User Surveys Community Mtgs 	<ul style="list-style-type: none"> COUNCIL Commissions + Advisory Committee Community Mtgs 	<ul style="list-style-type: none"> COUNCIL
time	12-18 Months	6 - ?? Months	6 - 9 Months	9 - 12 Months	12 - 15 Months

current phase

input process & duration of future phases to be determined by City Council