



City of Burlingame

# Community Center Facilities Master Plan

Planning Commission Meeting  
04.14.2014



# AGENDA

## 1. Introduction

- Overview
- Project Schedule
- Community Participation to date
- Master Plan Statements
  - Parking Approach
  - Program Approach
  - Building Size and Scale Approach

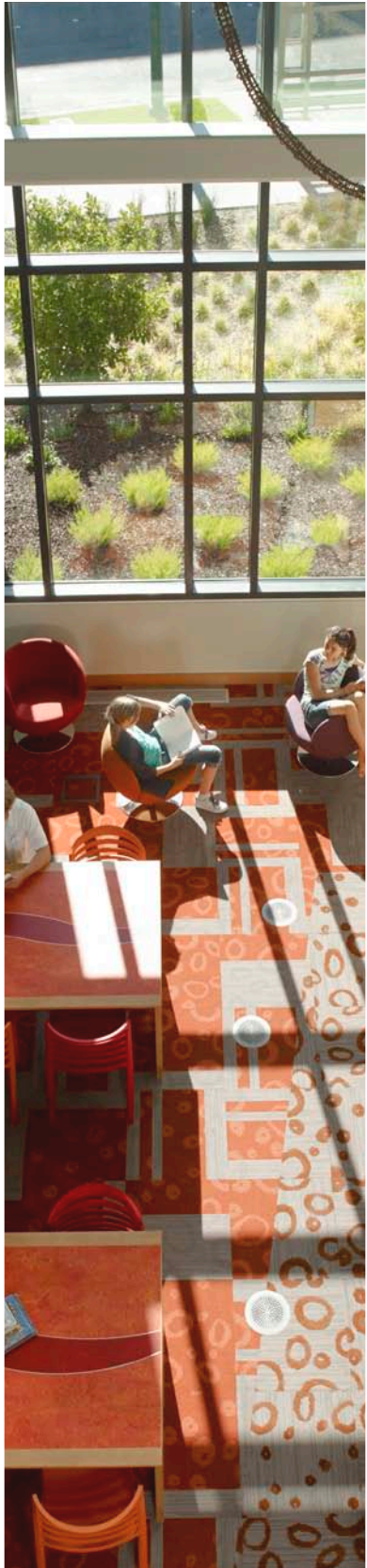
## 2. Master Plan Primary Options

- Building Location Options
- Parking Strategy and Location Options

## 3. Master Plan Secondary Options

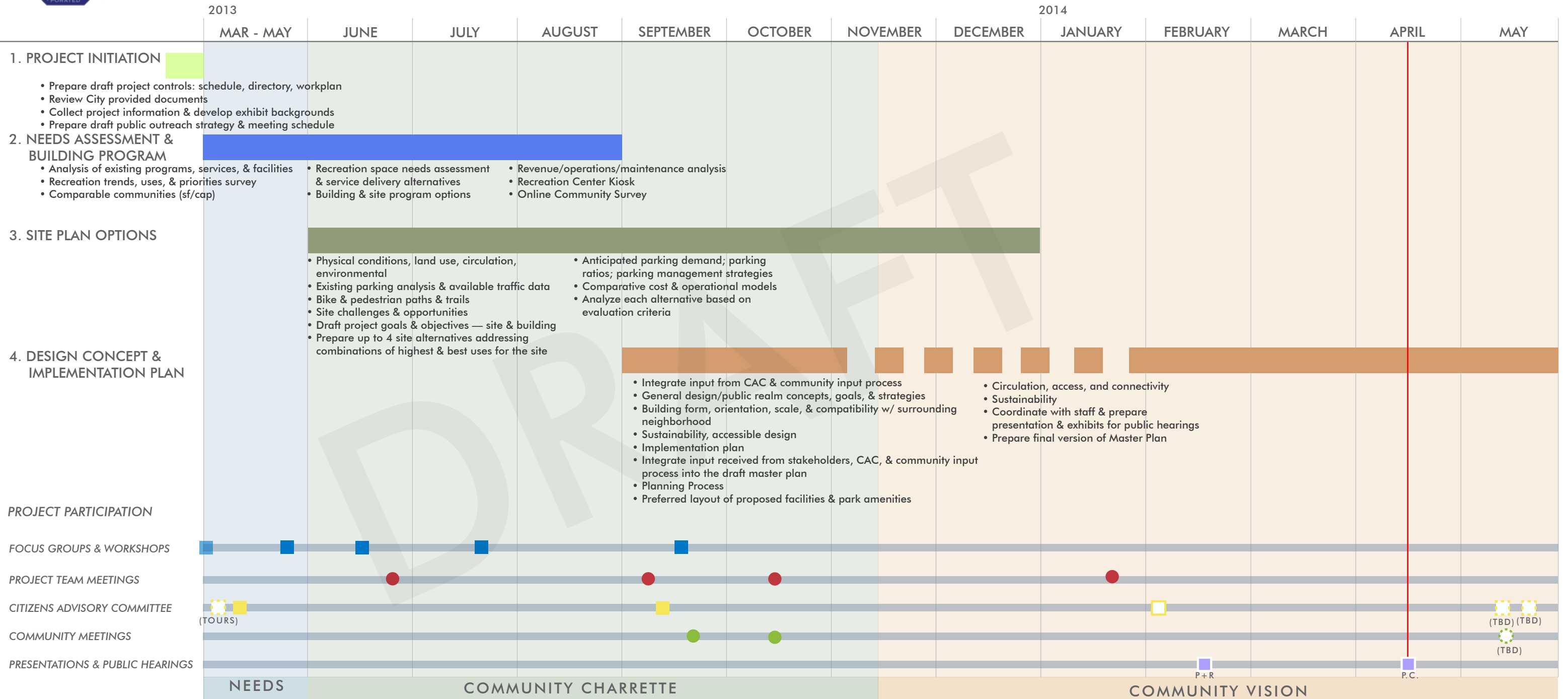
- Tennis and Basketball Court Location Options
- Promenade Design Options
- Playground Location Options

## 4. Report Back





# BURLINGAME COMMUNITY CENTER PRELIMINARY PROJECT SCHEDULE





# COMMUNITY ENGAGEMENT TO DATE

## Fall 2012 to Spring 2014

- (1) Fresh Market Community Outreach Session
- (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
- (1) eNews
- (1) Parks and Recreation Commission Meeting
- (2) Technical Meetings with City Staff
- (8) Project Management Team Meetings
- (2) Burlingame ArtzFest
- (1) BYBA Opening Day



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





# MASTER PLAN COMPONENTS

 **NEEDS ASSESSMENT**

 **COMMUNITY SURVEY**

## **SITE PROGRAM**

 **Building Program** (CAC Recommended)

 **Parking Approach** (CAC Recommended)

 **Site Amenities** (Ongoing Discussion with Community and **Commissions**)

## **SITE OPTIONS** (Ongoing Discussion with Community and **Commissions**)

 **Option A**

 **Option B**

# Building Program Options Recap

## Small, Medium and Large Programs

# PROGRAM OPTIONS - Option A, B + C

A		
Space	Total SF	
1 Entry	1,700	
2 Activity & Meeting Spaces	4,700	
3 Classrooms	3,800	
4 Multi-Gen Activity Room	2,850	
5 Technology/Media Lab	1,040	
6 Visual & Fine Arts	3,860	
7 Athletics & Fitness	2,070	
8 Staff Spaces	2,250	
9 Support Spaces	1,900	
Subtotal	24,200	
20% Circulation Factor	6,000	

Total Program ~30,200 sf

- build new spaces for existing programs up to current standards

- + multi-generational activity room
- + small group meeting rooms
- + improved storage

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	7,100	

Total Program ~35,500 sf

- build new spaces for existing programs up to current standards

- + 500sf larger multi-purpose room, w/ raised platform
- + multi-generational activity rooms
- + small group meeting rooms
- + additional classroom
- + additional exercise room
- + improved storage

C		
Space	Total SF	
1 Entry	1,700	
2 Activity & Meeting Spaces	5,300	
3 Classrooms	3,800	
4 Multi-Gen Activity Rooms	2,850	
5 Technology/Media Lab	1,040	
6 Visual & Fine Arts	3,860	
7 Athletics & Fitness	10,820	
8 Staff Spaces	2,250	
9 Support Spaces	1,900	
Subtotal	33,500	
20% Circulation Factor	8,400	

Total Program ~41,900 sf

- build new spaces for existing programs up to current standards

- + divisible gymnasium & lockers
- + multi-purpose room, w/ raised platform
- + multi-generational activity rooms
- + small group meeting rooms
- + improved storage





# PROGRAM OPTIONS - Option B

Spaces		Total SF
1	Entry Gallery	1,700
2	Activity & Meeting Spaces Multi-Purpose Room w/ Raised Platform @ 4,000 sf Catering Kitchen	5,880
3	Classrooms 4 Multi-use Classrooms	4,840
4	Multi-Gen Activity Rooms Large Activity Room Small Activity Room	2,850
5	Technology/Media Lab	1,040
6	Visual & Fine Arts Art Room Craft Room Studio Kiln Room	3,860
7	Athletics & Fitness Dance Studio	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

# 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 accomodate 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.*

# Building Siting Options

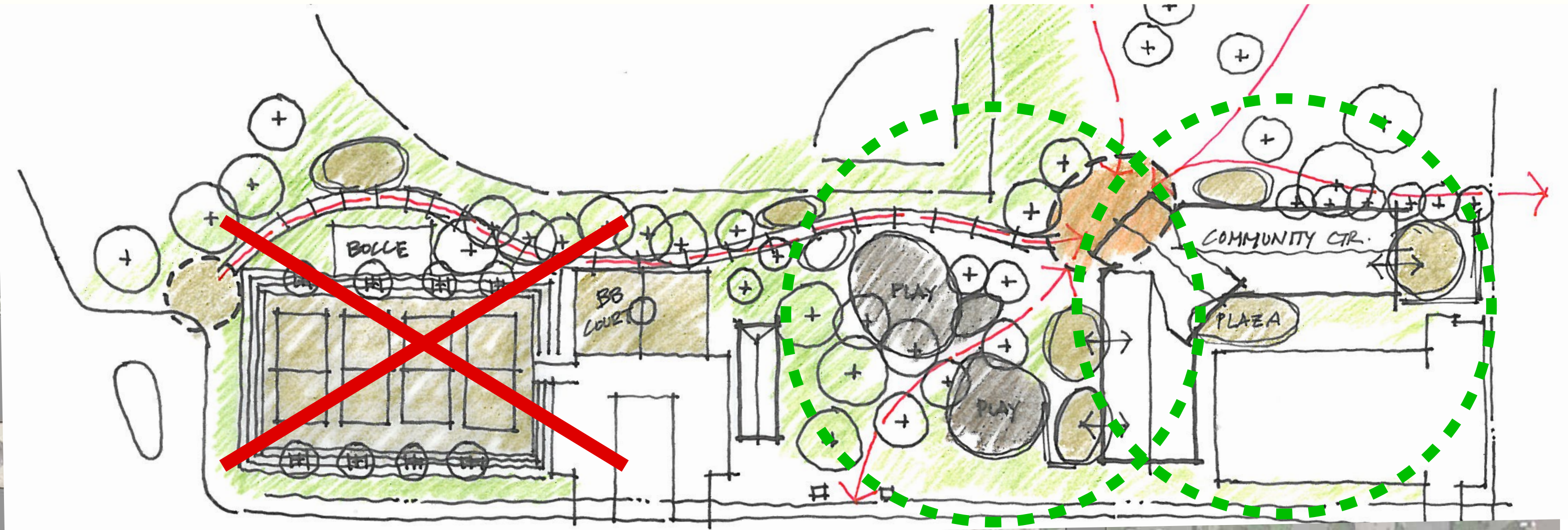
## Locations along Burlingame Avenue

# **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**
- **Provide improved safety for playground**



# SITE STRATEGIES

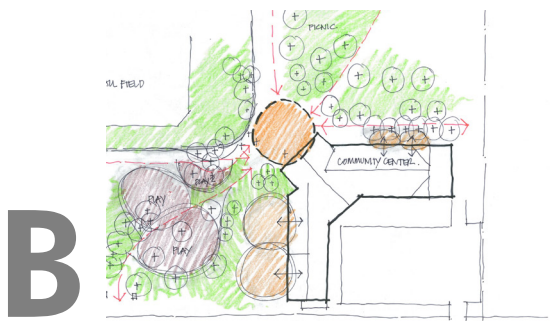
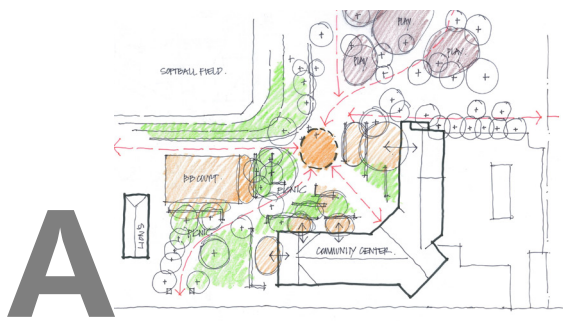




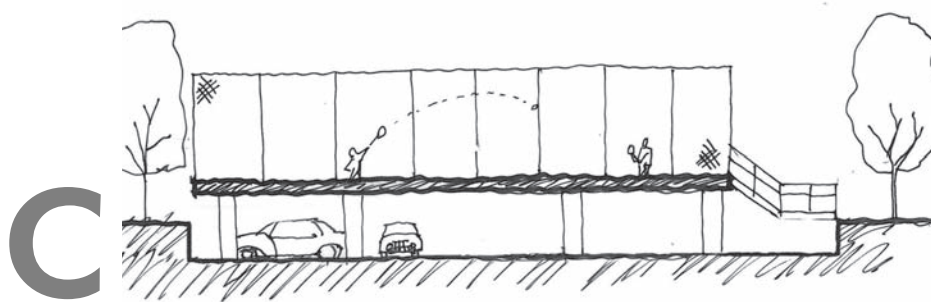
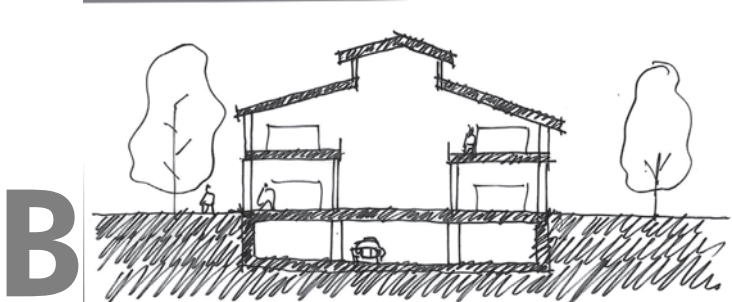
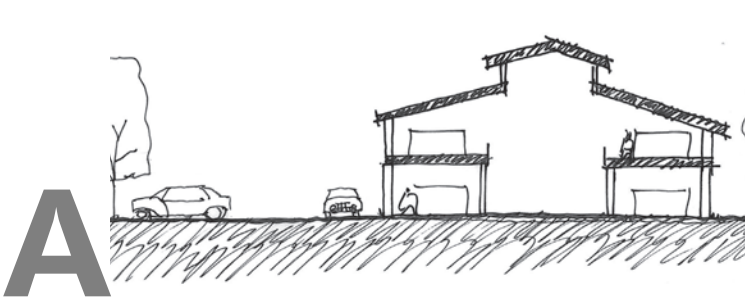
# Burlingame Community Center

## Design Matrix - Decision Points

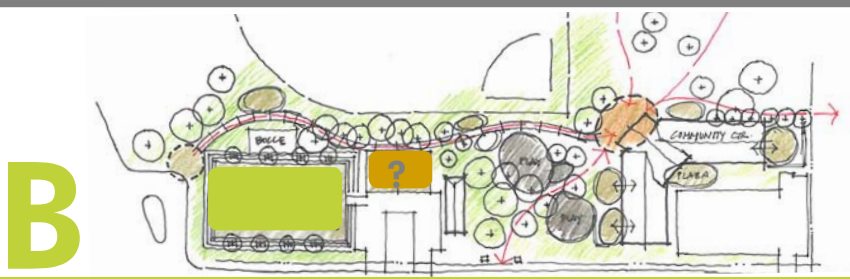
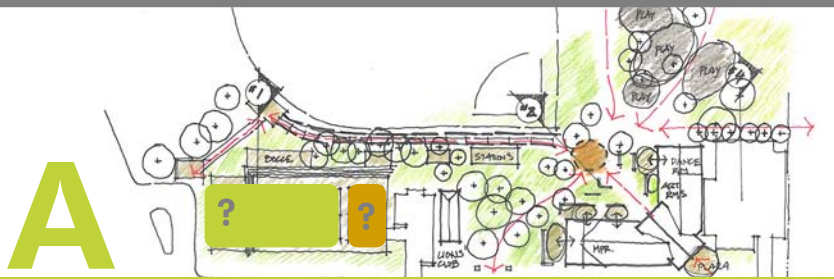
Building  
Location  
Options



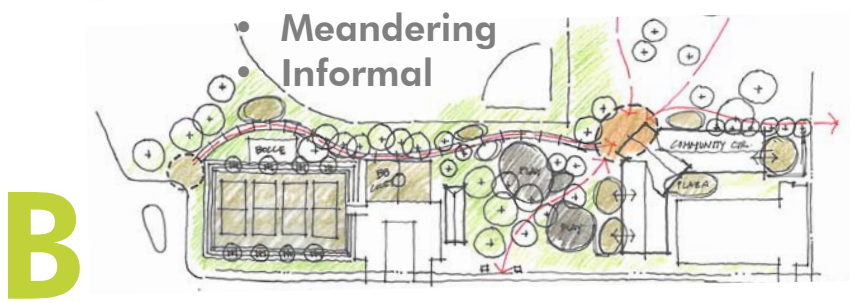
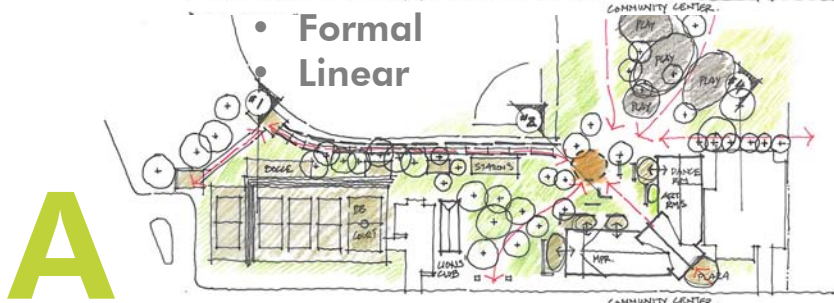
Parking  
Strategy  
Options



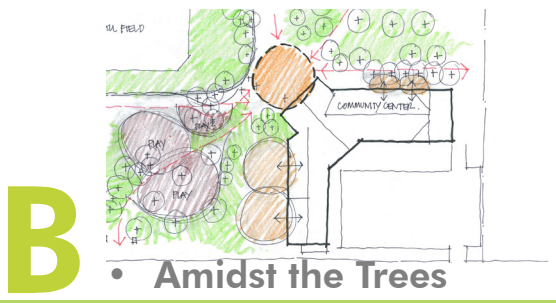
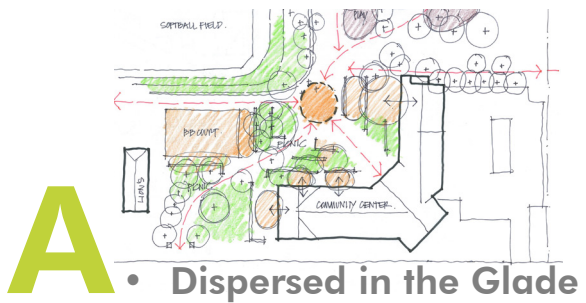
Tennis and Basketball  
Location Options



Promenade Design  
Options



Playground Location  
Options

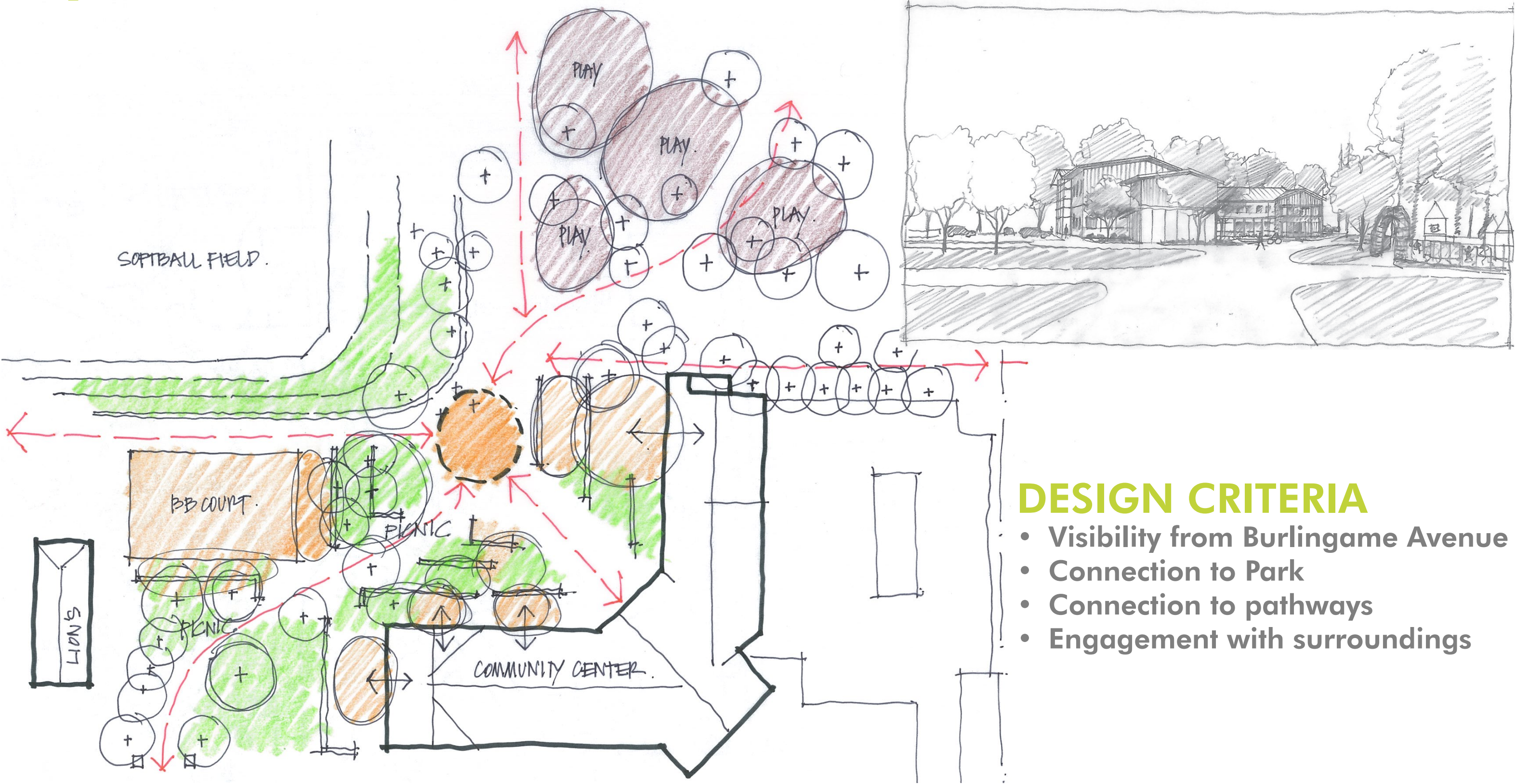


# Master Plan Primary Options

## Building Location Options



# Option A

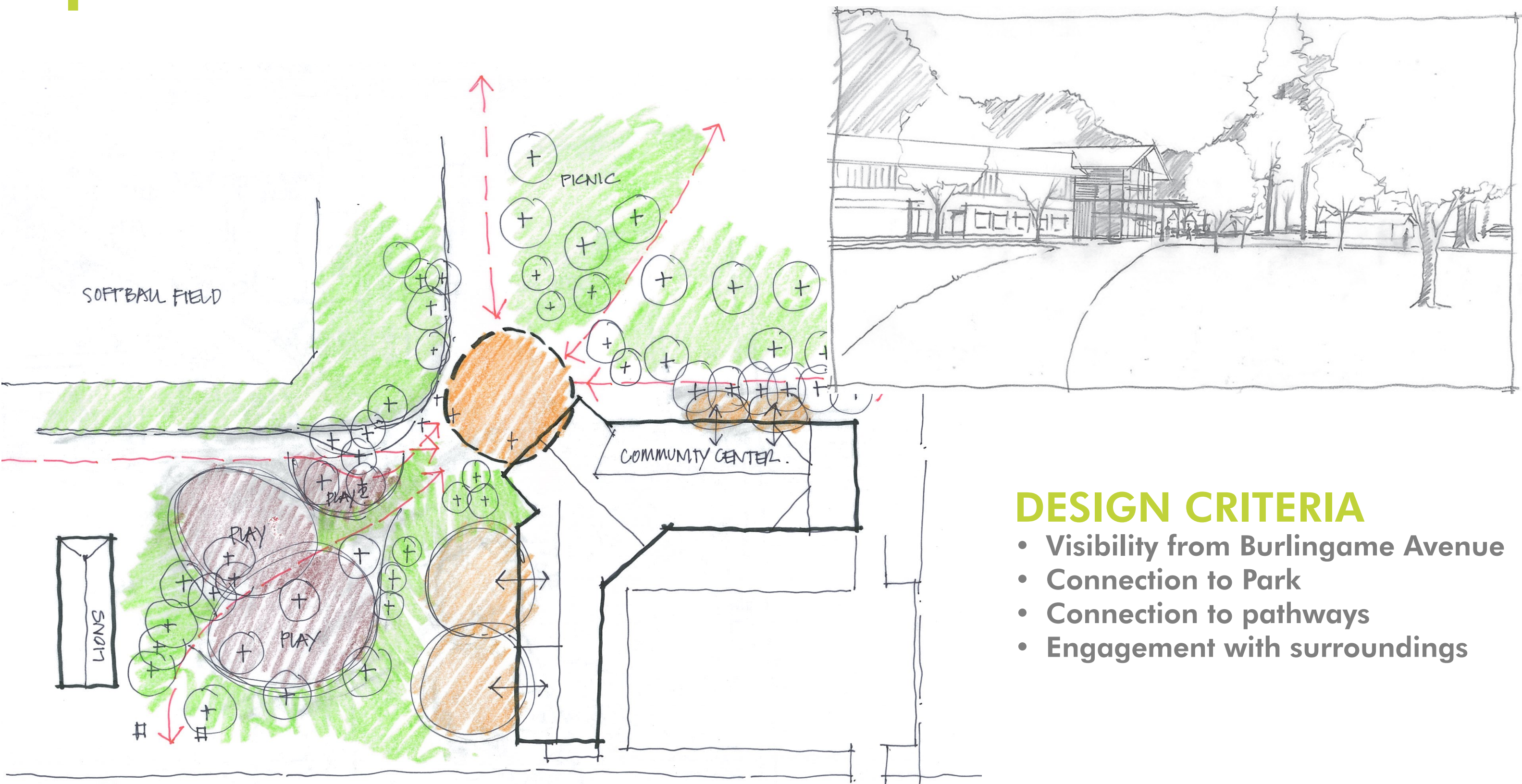


## DESIGN CRITERIA

- Visibility from Burlingame Avenue
- Connection to Park
- Connection to pathways
- Engagement with surroundings



# Option B



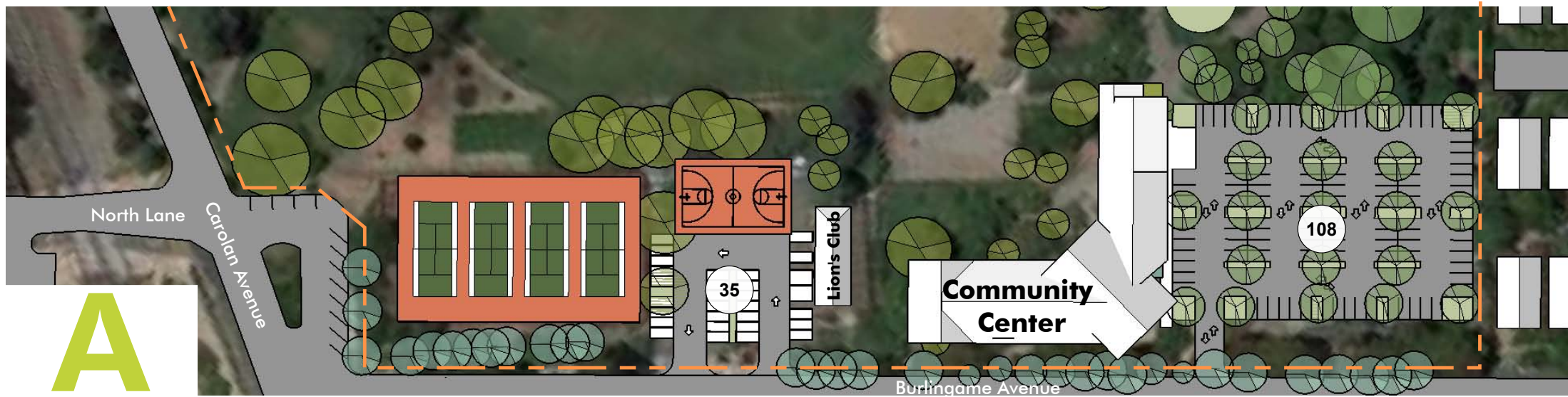
## DESIGN CRITERIA

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- Engagement with surroundings

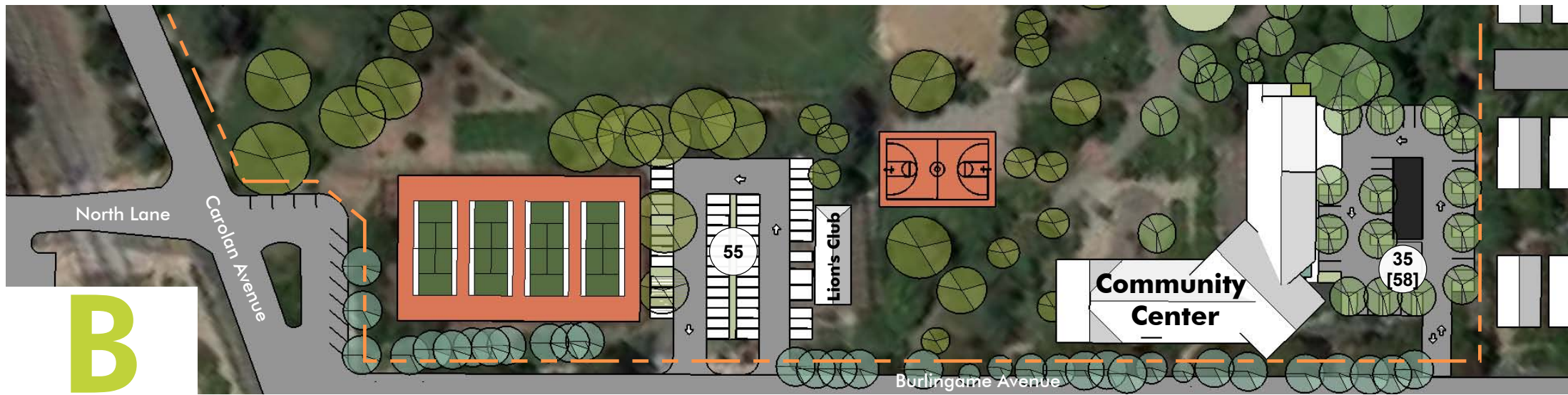
# Master Plan Primary Options

## Parking Strategy and Location Options

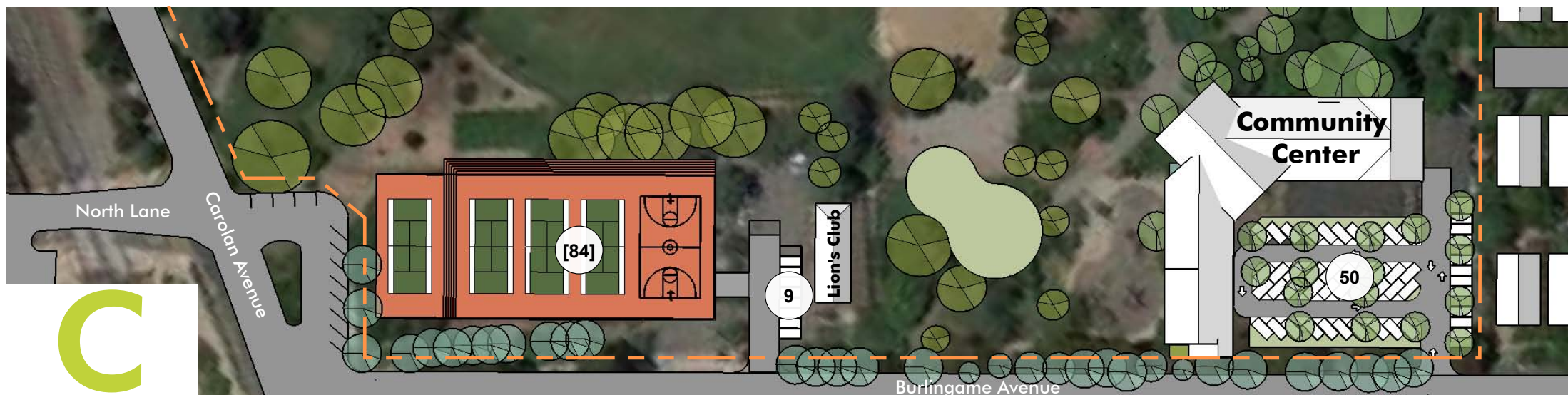




- ### 1 Surface
- + Significant cost savings
  - + Gunst Estate visible from street
  - + Increased trees at southeast corner
  - + Active areas closer to downtown
  - + Quieter areas adjacent to residential
  - + 75% of parking adjacent to Community Center
  - Significant portion of park paved for parking
  - New community center very close to Lion's Club
  - Some tree loss in the glade
  - Original estate pathway obstructed by building



- ### 2 Underground + Surface
- + Provides additional park space
  - + Reduces impact on park and existing trees
  - + 50% of parking adjacent to Community Center
  - +
  - +
  - Most expensive option
  - Disconnect between underground parking/park
  - Significant excavation required



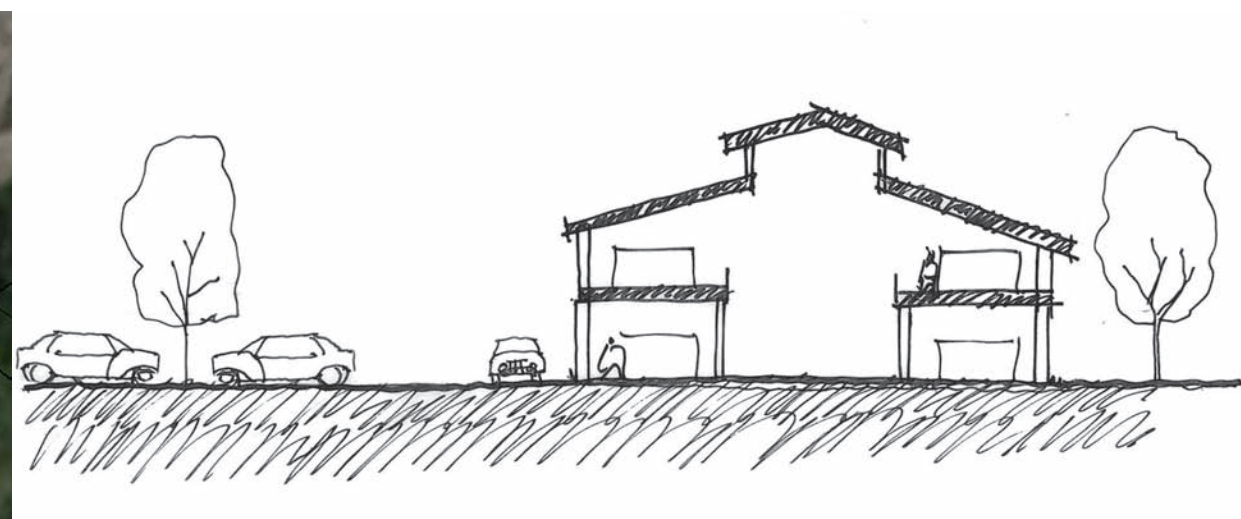
- ### 3 1/2 Level Down + Surface
- + Provides additional park space
  - + Reduces impact on park and existing trees
  - + Provides seating and visibility to courts
  - + Lion's Club has additional green space
  - + 33% of parking adjacent to Community Center
  - Tennis courts adjusted 6' above grade
  - Vehicles are visually obstructed from street
  - Some excavation required

# Burlingame Community Center Parking Strategies



# Option A

## Surface Parking



COMMUNITY CENTER SURFACE PARKING: 108 SPACES
LION'S CLUB SURFACE PARKING LOT: 35 SPACES
TOTAL UNDERGROUND PARKING: 0 SPACES
<b>TOTAL PARKING: 143 SPACES</b>

1

SITE PLAN-A1

1/100" = 1'-0"

25'

50'

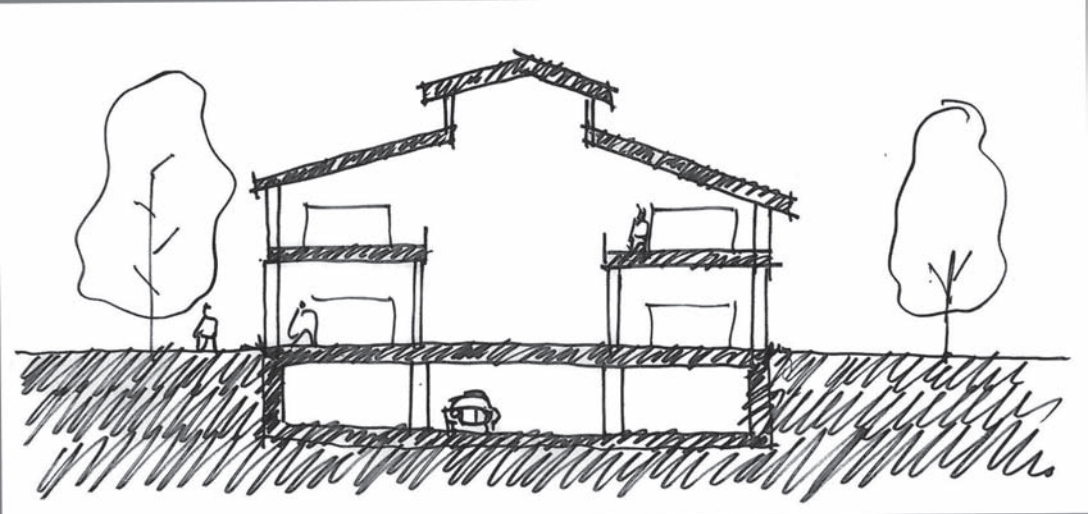
100'

200'



# Option B

## Surface + Underground Parking



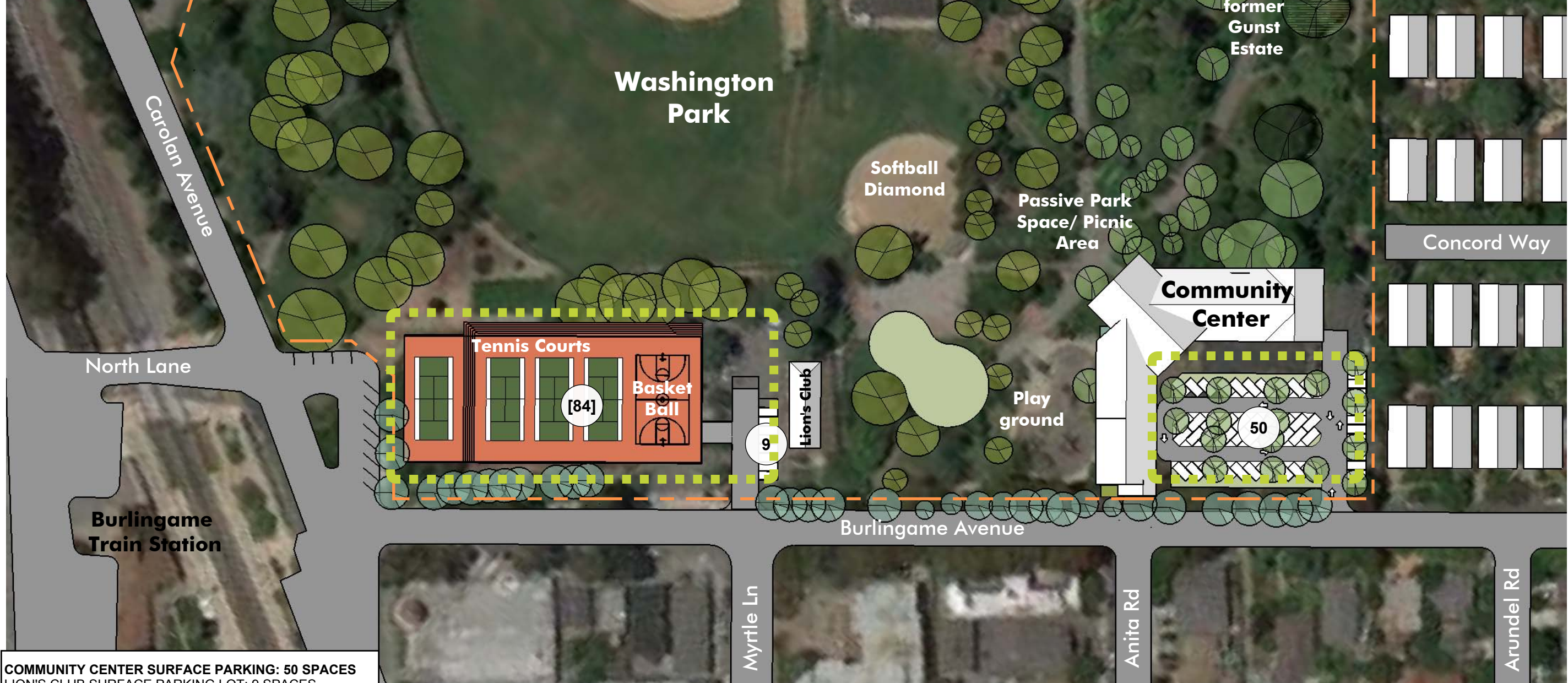
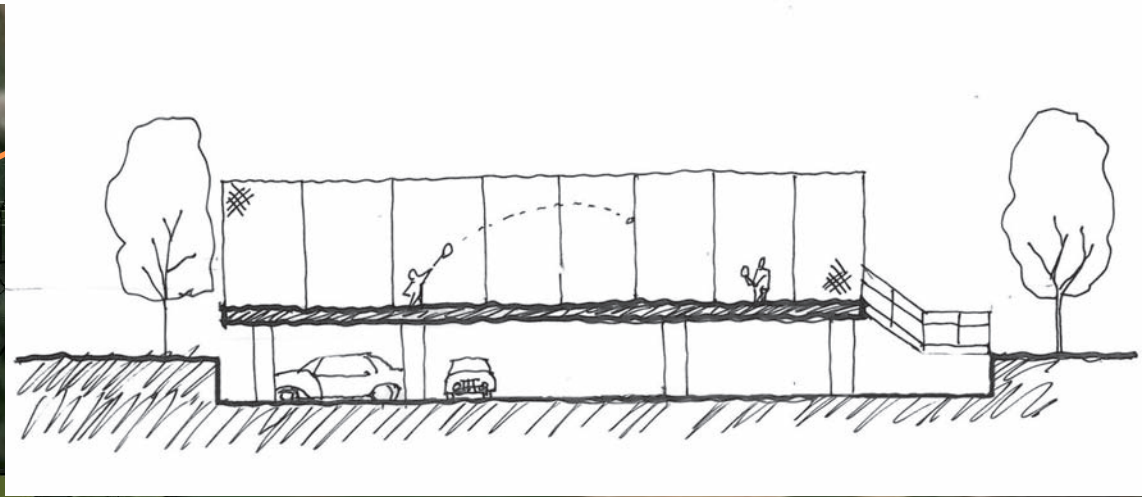
COMMUNITY CENTER SURFACE PARKING: 30 SPACES  
 LION'S CLUB SURFACE PARKING LOT: 55 SPACES  
 TOTAL UNDERGROUND PARKING: 58 SPACES  
 TOTAL PARKING: 143 SPACES

1 SITE PLAN-A2  
 1/100" = 1'-0" 25' 50' 100' 200'



# Option C

Surface + Below  
Courts Parking  
(1/2 level down)



COMMUNITY CENTER SURFACE PARKING: 50 SPACES  
LION'S CLUB SURFACE PARKING LOT: 9 SPACES  
TOTAL UNDERGROUND PARKING: 84 SPACES  
TOTAL PARKING: 142 SPACES

1

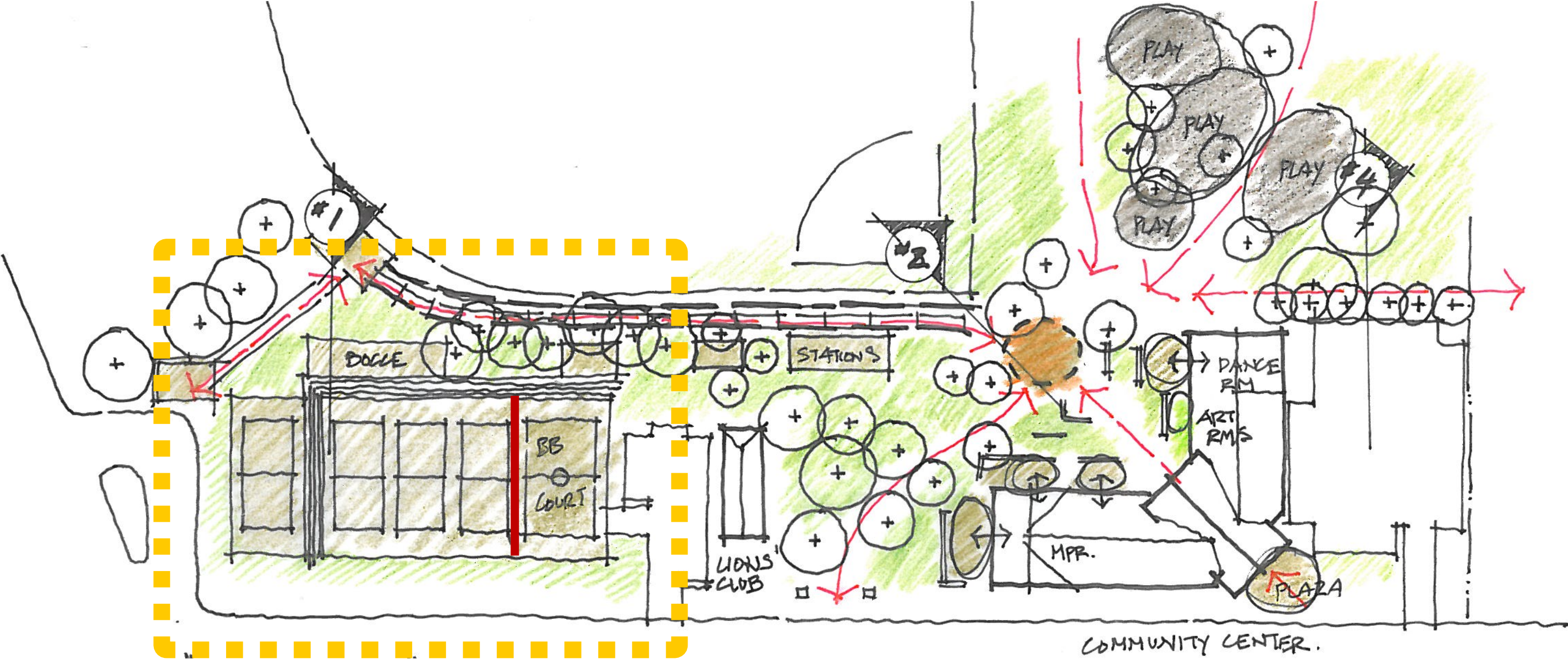
**SITE PLAN-B1**  
1/100" = 1'-0"  
25' 50' 100' 200'

# Master Plan Secondary Options Courts - Tennis and Basketball



# Option A

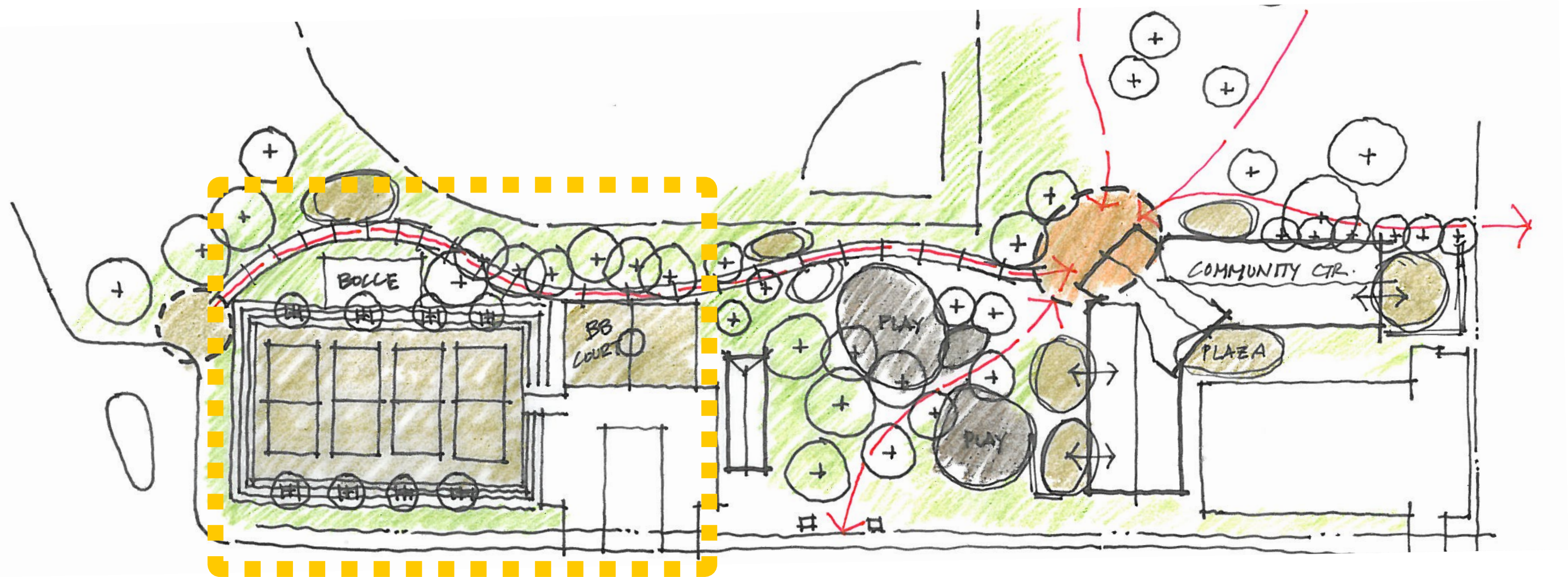
## Integrated Courts at the Southwest corner of the Park





# Option B

## Distinct Courts along the South end of the Park



# Master Plan Secondary Options

## Promenade Design Options



# Option A

## The Park Hub



Tennis Courts  
landscape element



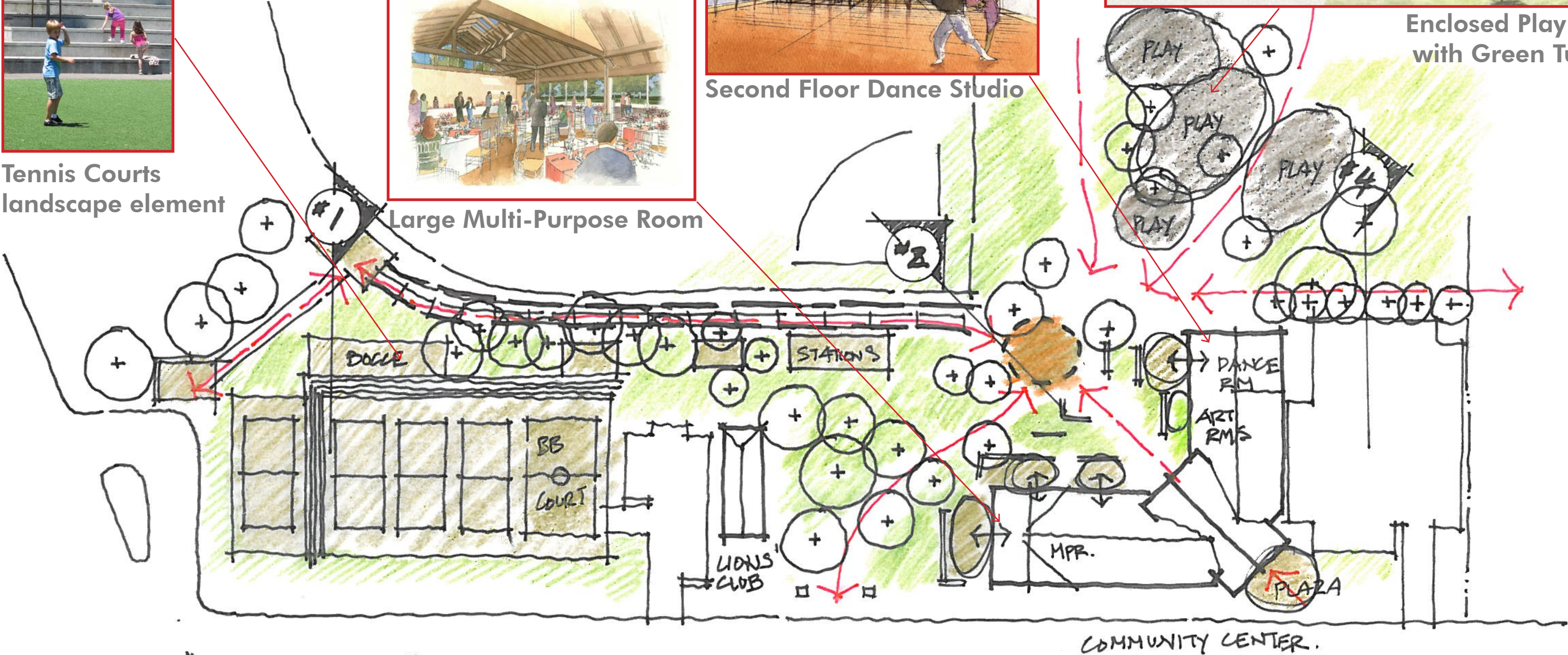
Large Multi-Purpose Room



Second Floor Dance Studio



Enclosed Play Area  
with Green Tunnel





# Option B

## The Charm Bracelet

Fitness Stations



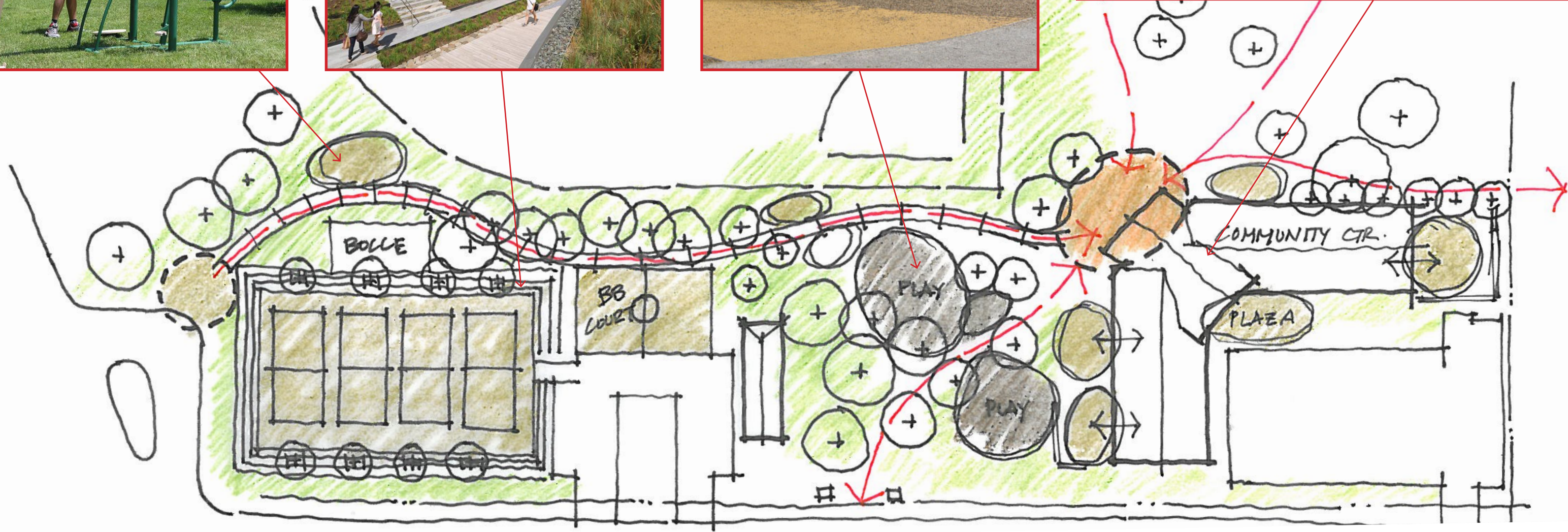
Transition to Tennis Courts



Playground amidst the trees

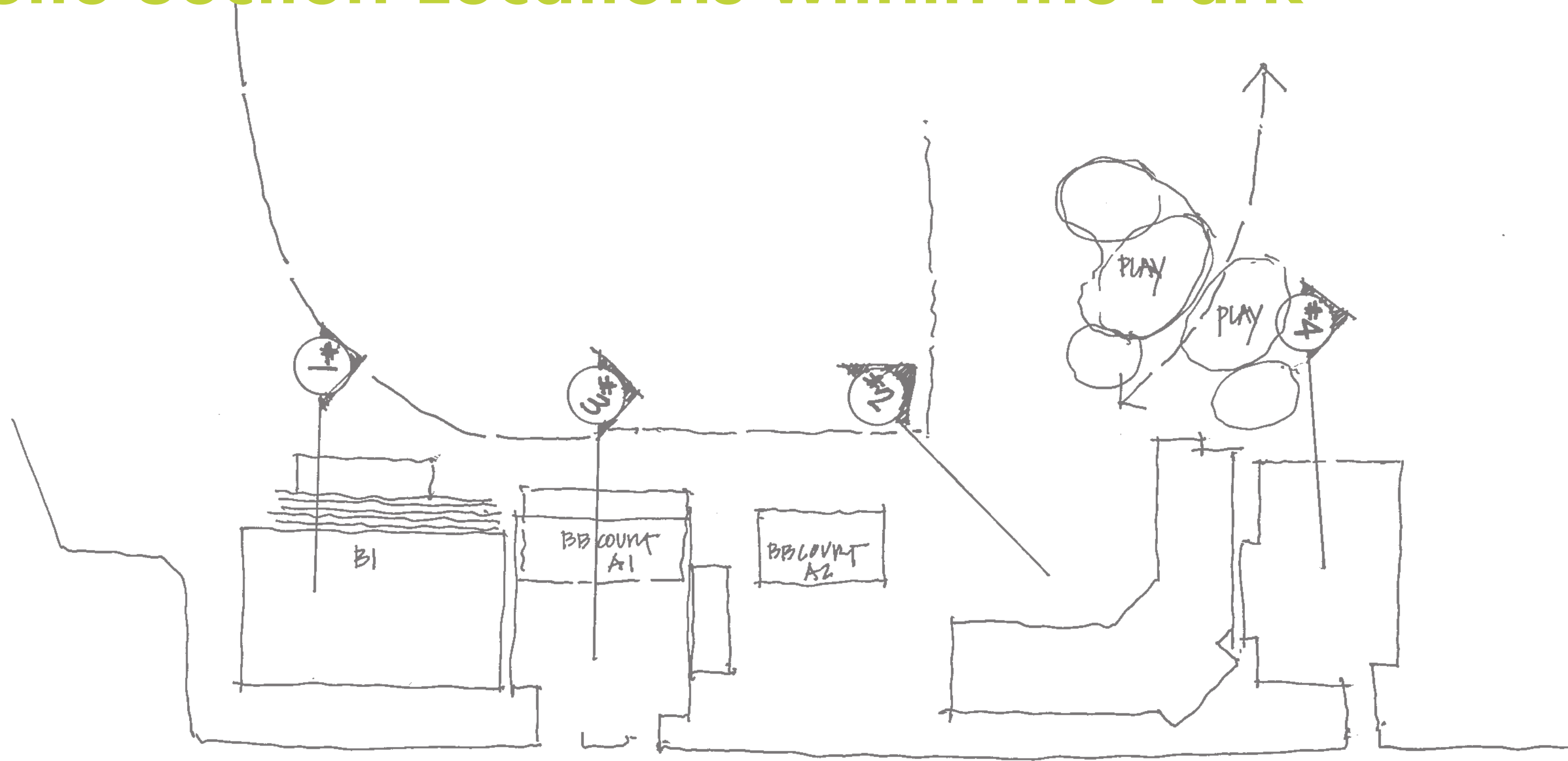


Landmark Building surrounded by park





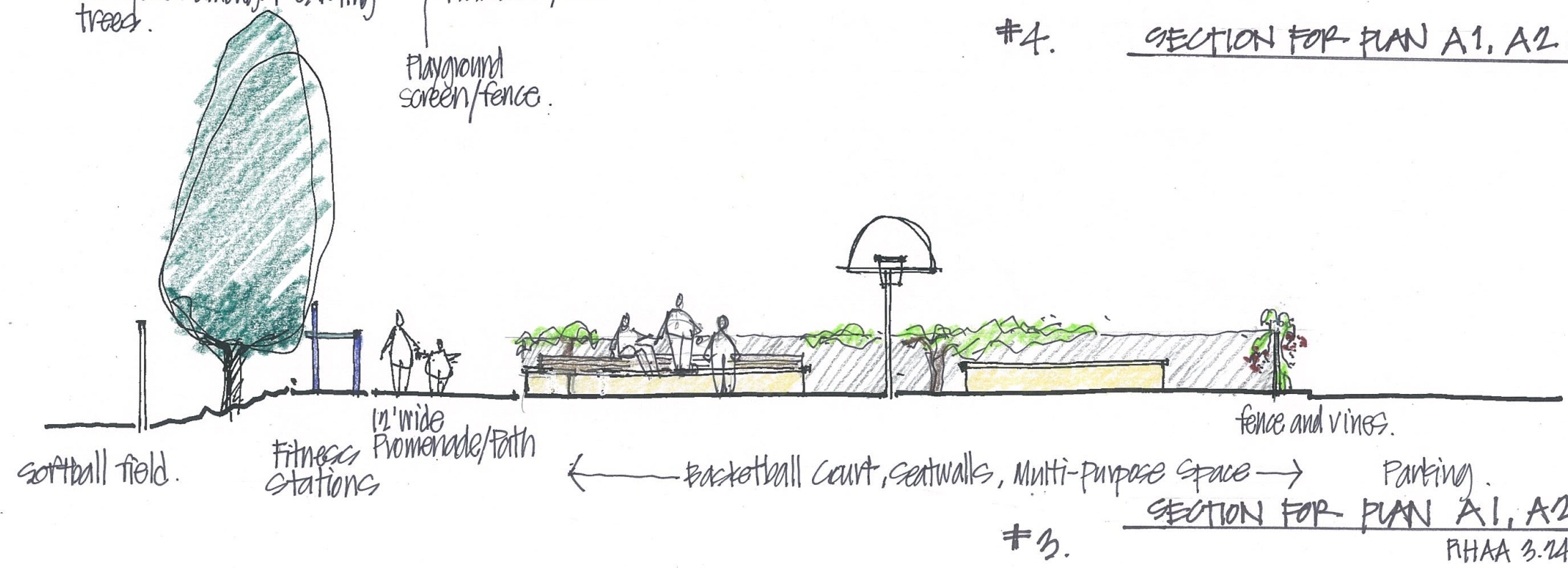
# Site Section Locations within the Park



BURLINGAME COMM. CENTER

# Option A

## The Park Hub





# The Charm Bracelet



#2. SECTION A1, A2, B1



#1. SECTION B1 or A1, A2

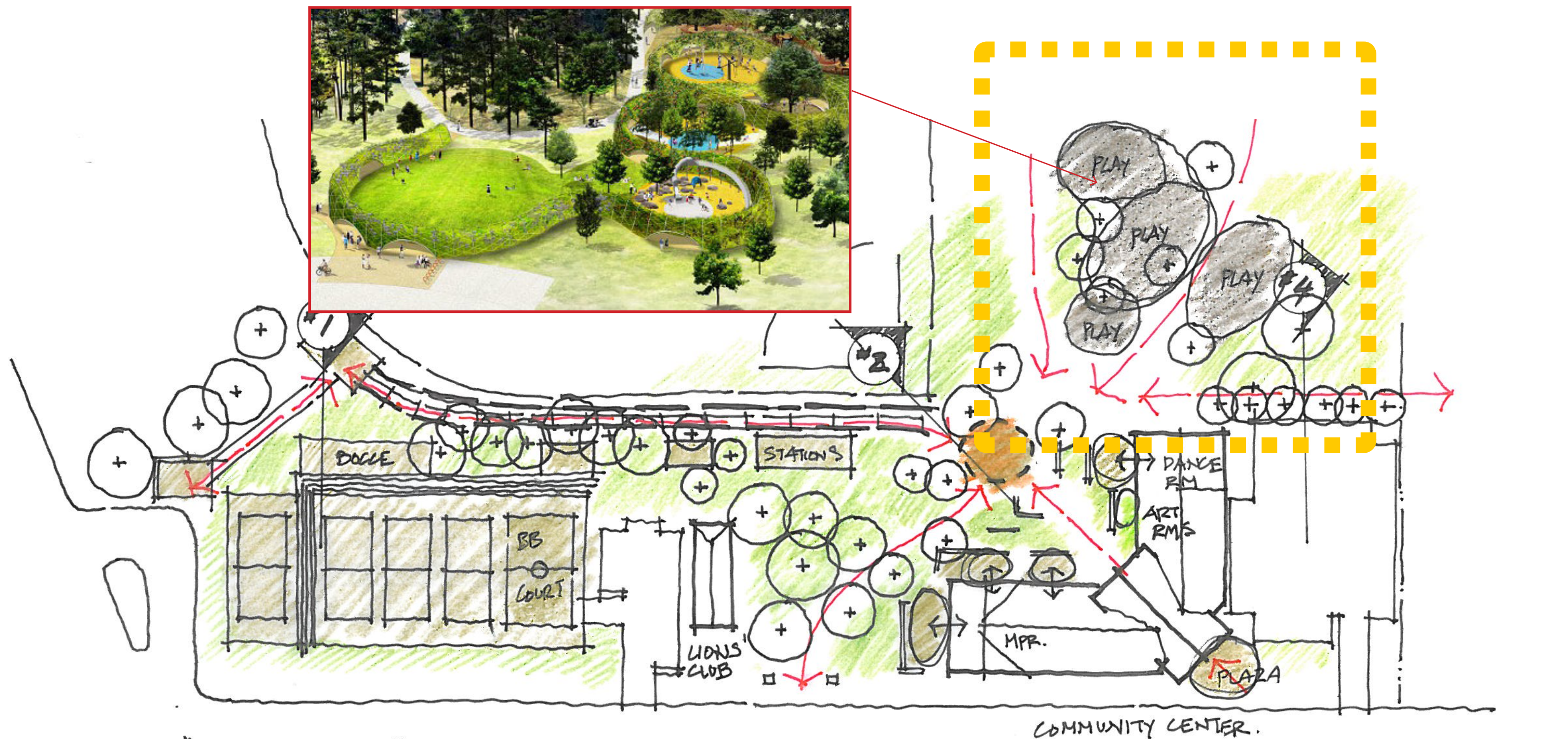
# Master Plan Secondary Options

## Playground Location Options



# Option A

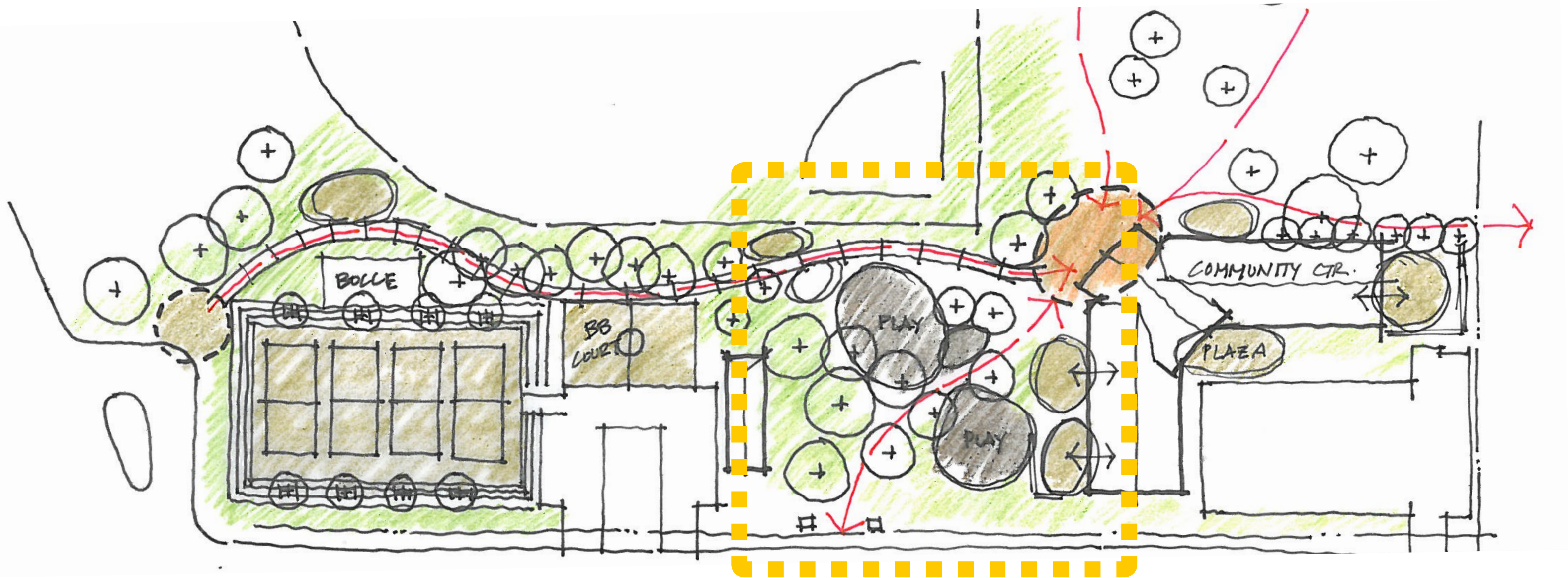
## Playground to the North of the Building





# Option B

## Playground along Burlingame Avenue

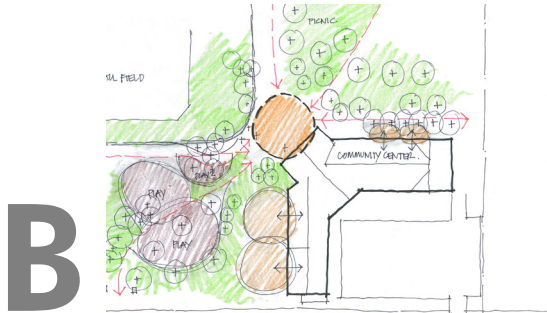




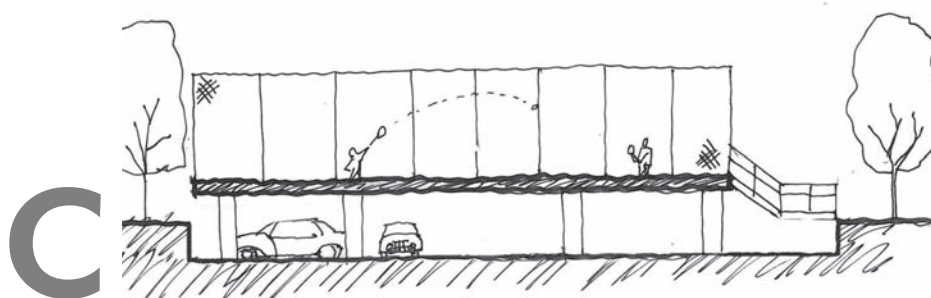
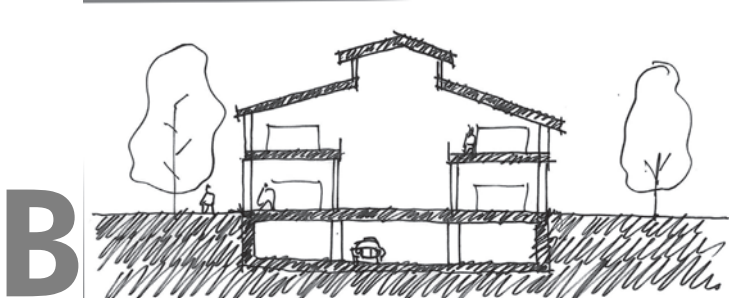
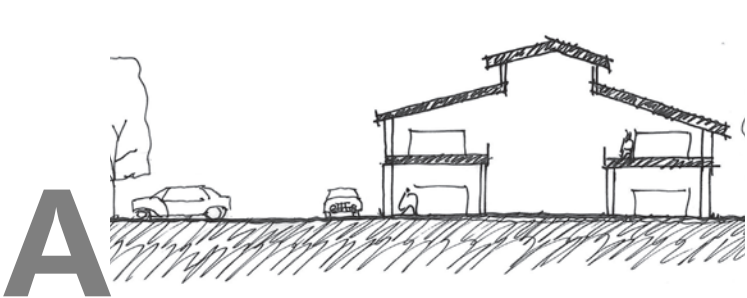
# Burlingame Community Center

## Design Matrix - Decision Points

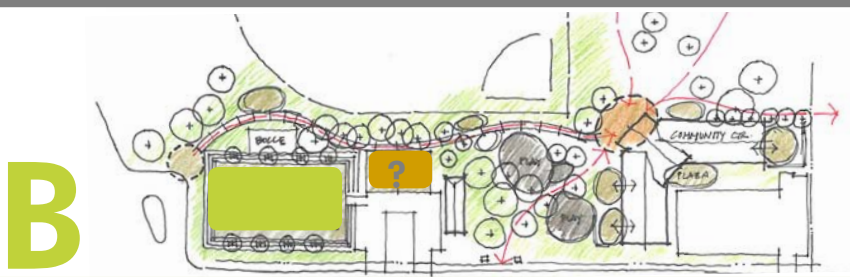
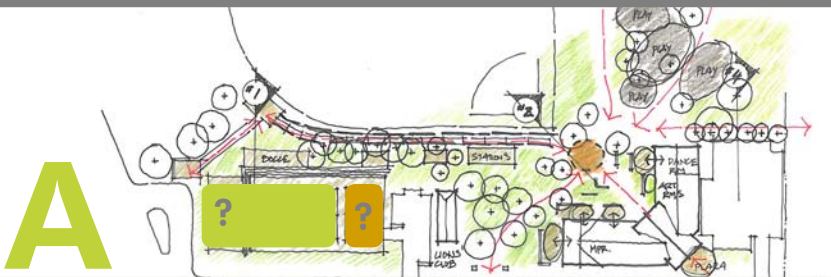
Building  
Location  
Options



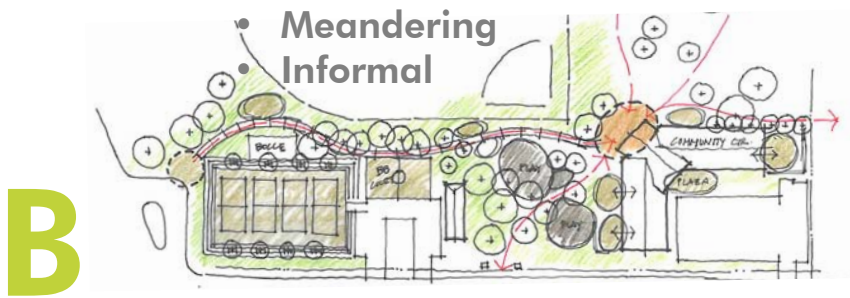
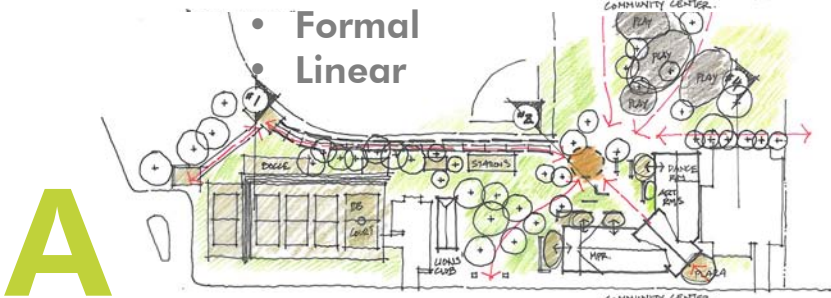
Parking  
Strategy  
Options



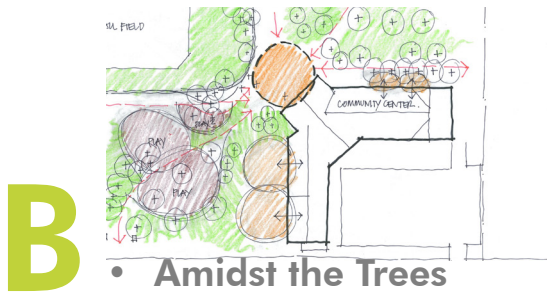
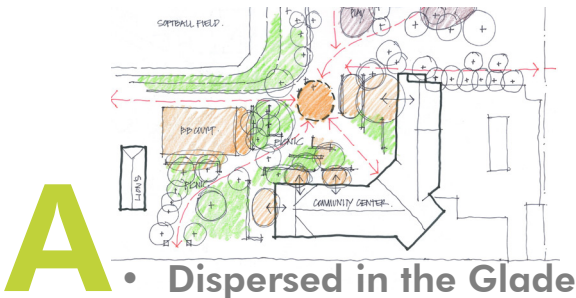
Tennis and Basketball  
Location Options



Promenade Design  
Options



Playground Location  
Options



# Feedback, Questions, and Comments