



City of Burlingame Community Center Facilities Master Plan

Parks & Recreation
Commission Meeting 02.20.2014



AGENDA

1. Introduction

- Overview
- Building Program
- Parking Approach
- BCCMP Statements

2. Master Plan Options

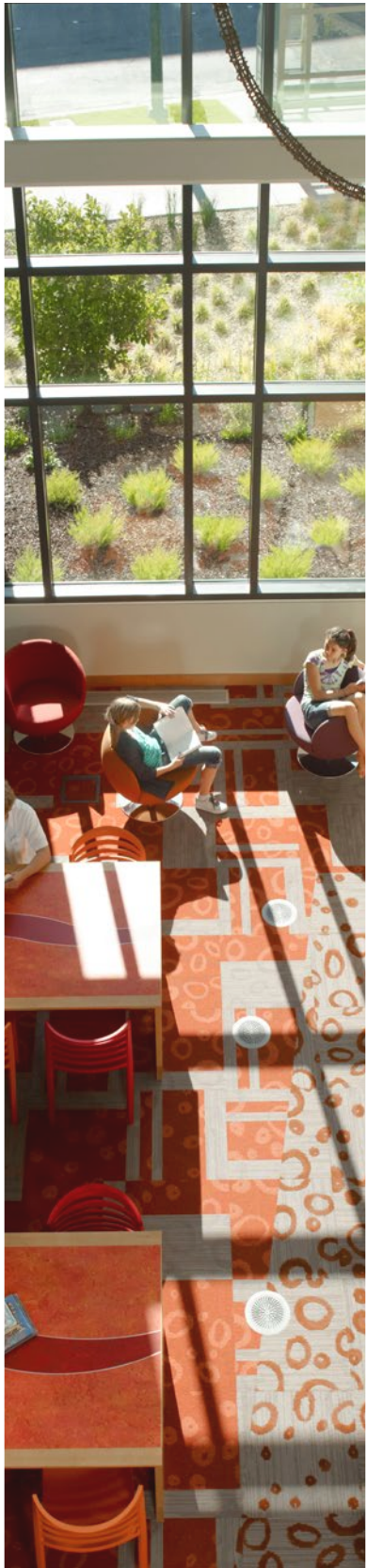
- Site Options
- Parking Options
- Building Options

3. Design Values Exercise

- Site Design Values
- Landscape Design Values
- Building Design Values

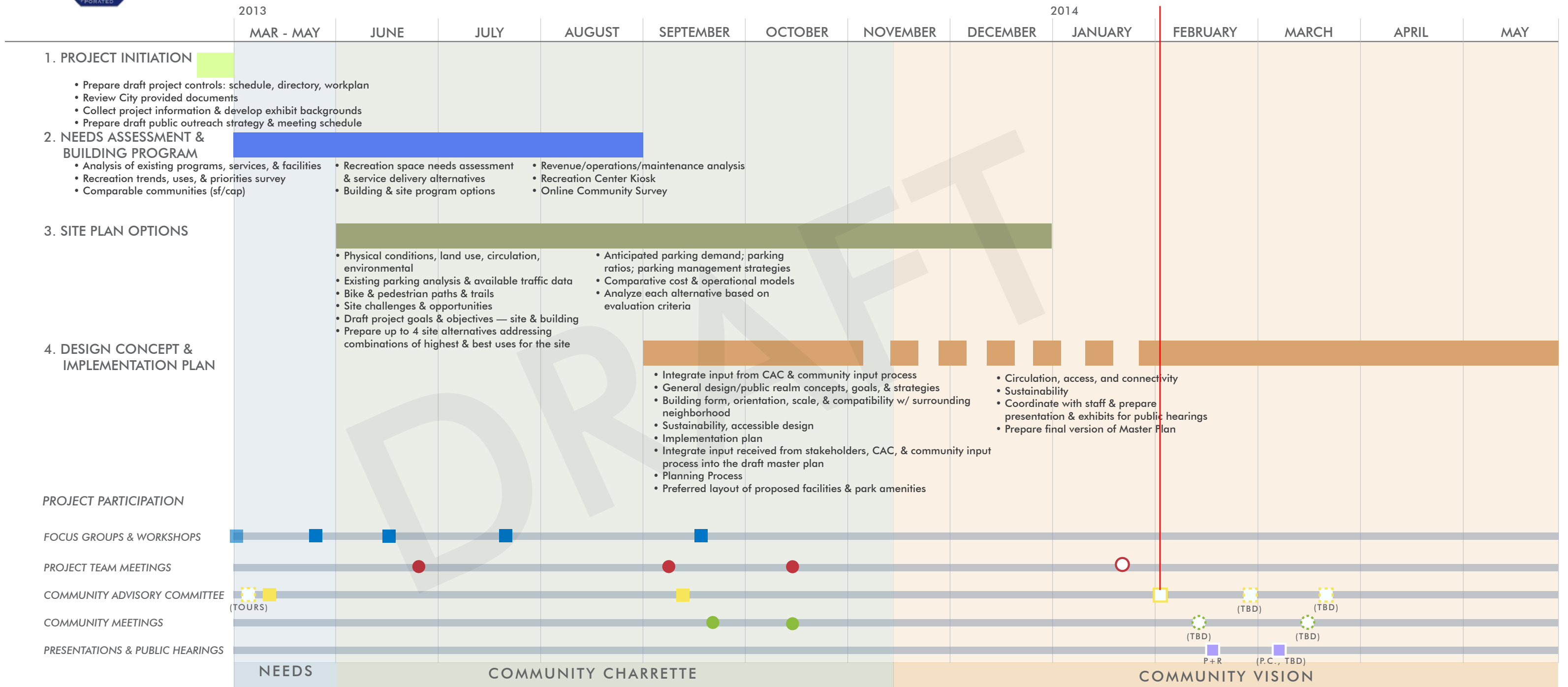
4. Report Back

5. Next Steps





BURLINGAME COMMUNITY CENTER PRELIMINARY PROJECT SCHEDULE



phase	Master Plan	Funding	Program & Concept	Design	Construction
	tasks	tasks	tasks	tasks	tasks
public input	<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!!
	<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 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

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**

☐ **Option C**

DESIGN VALUES (Ongoing Discussion with Community and **Commissions**)

☐ **Site**

☐ **Landscape**

☐ **Building Vision**

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	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
	Park Restrooms	500
	Subtotal	28,400
	20% Circulation Factor	6,600
	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
- + park restrooms

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

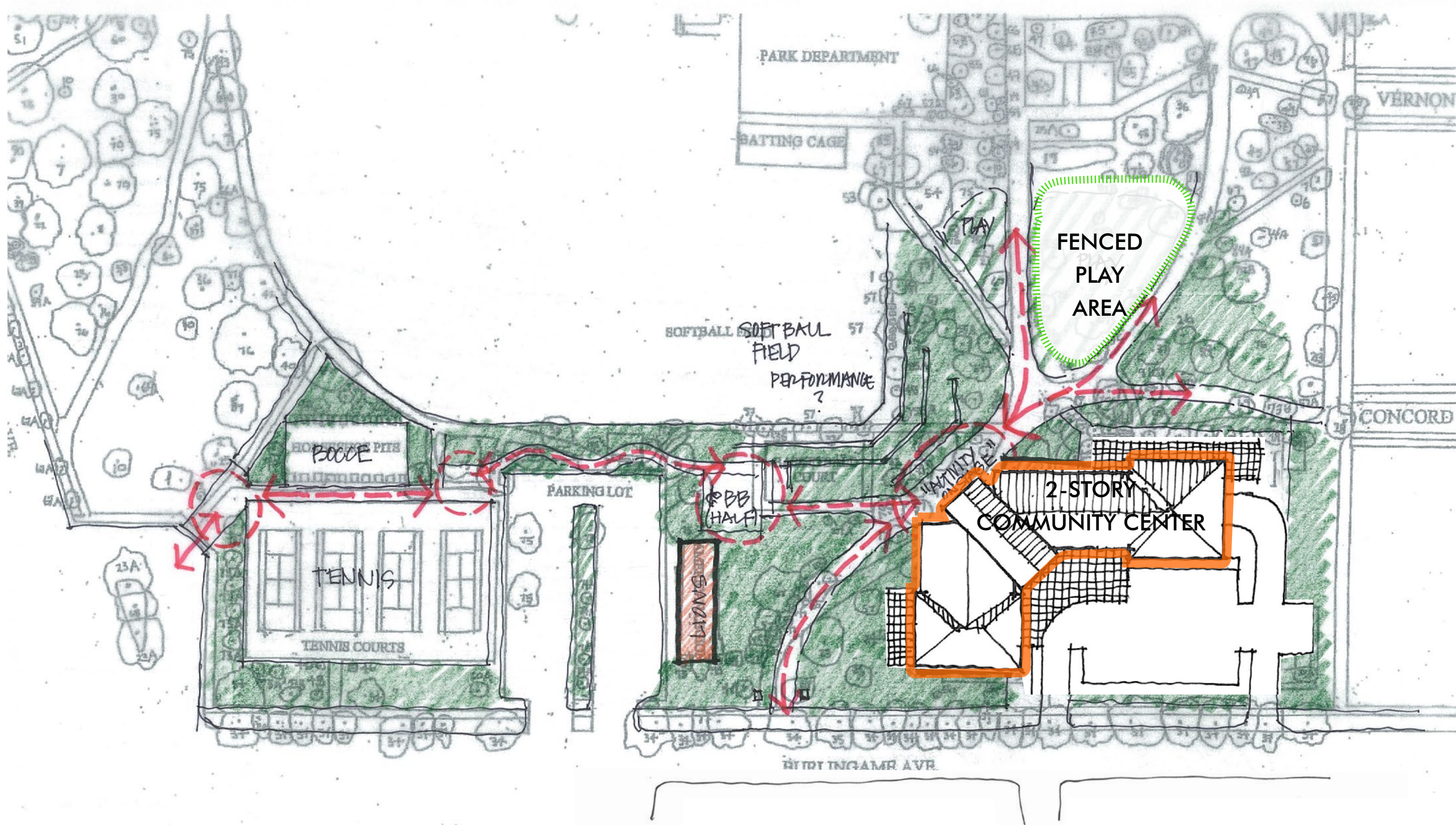
SITE STRATEGIES



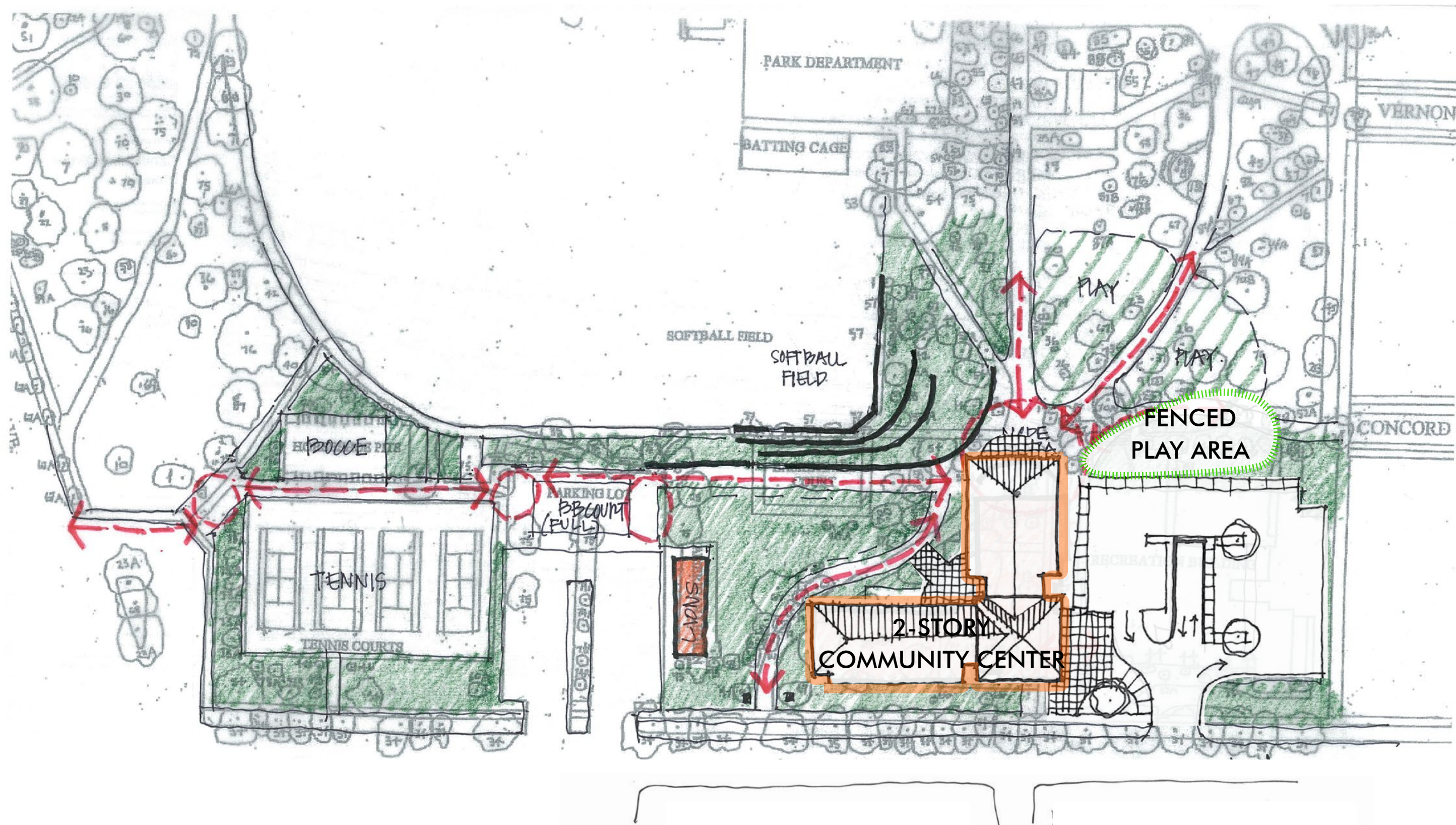
Site Options

Site/Building Integration and Parking

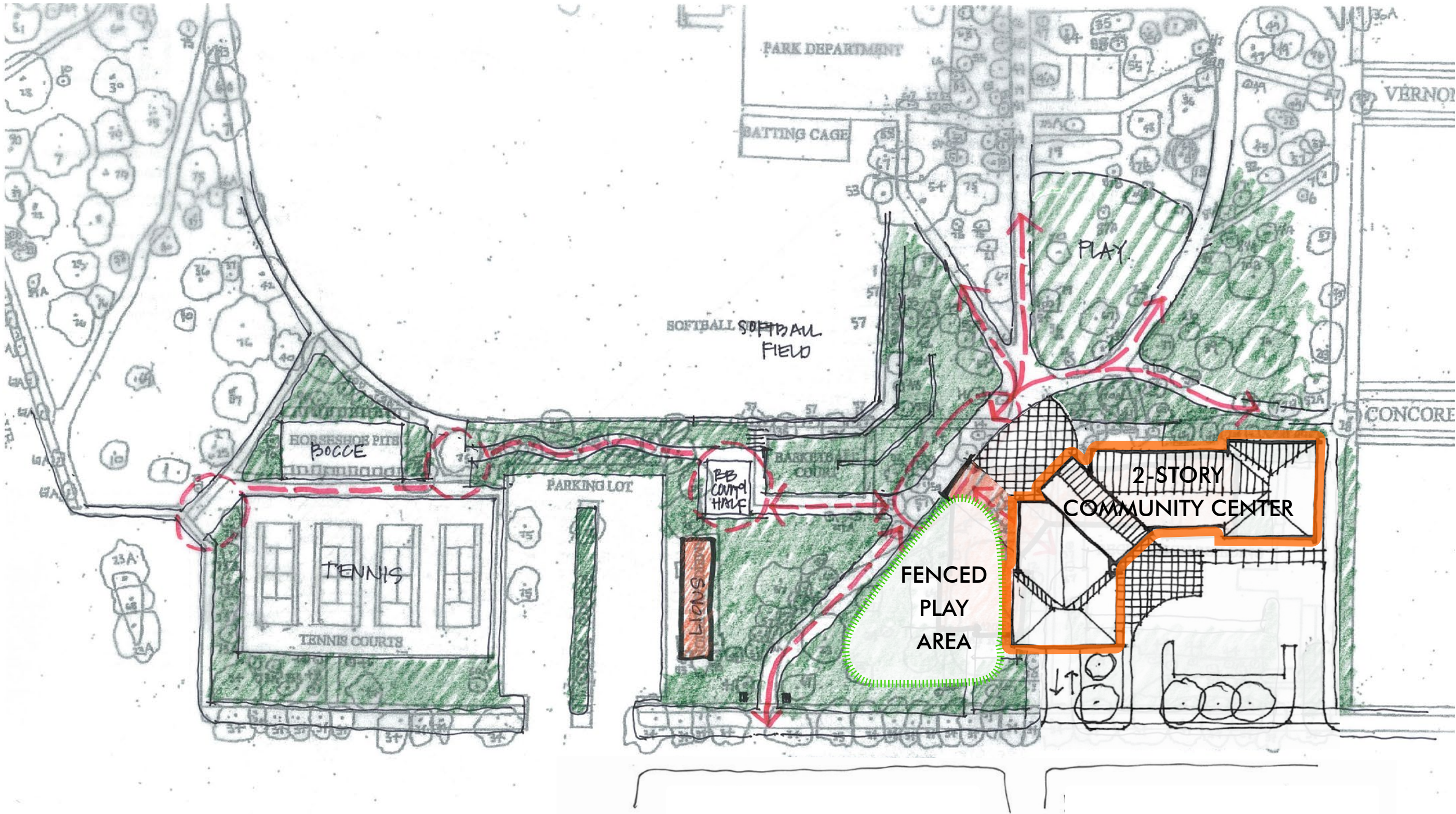
SITE OPTION 'A'



SITE OPTION 'B'



SITE OPTION 'C'

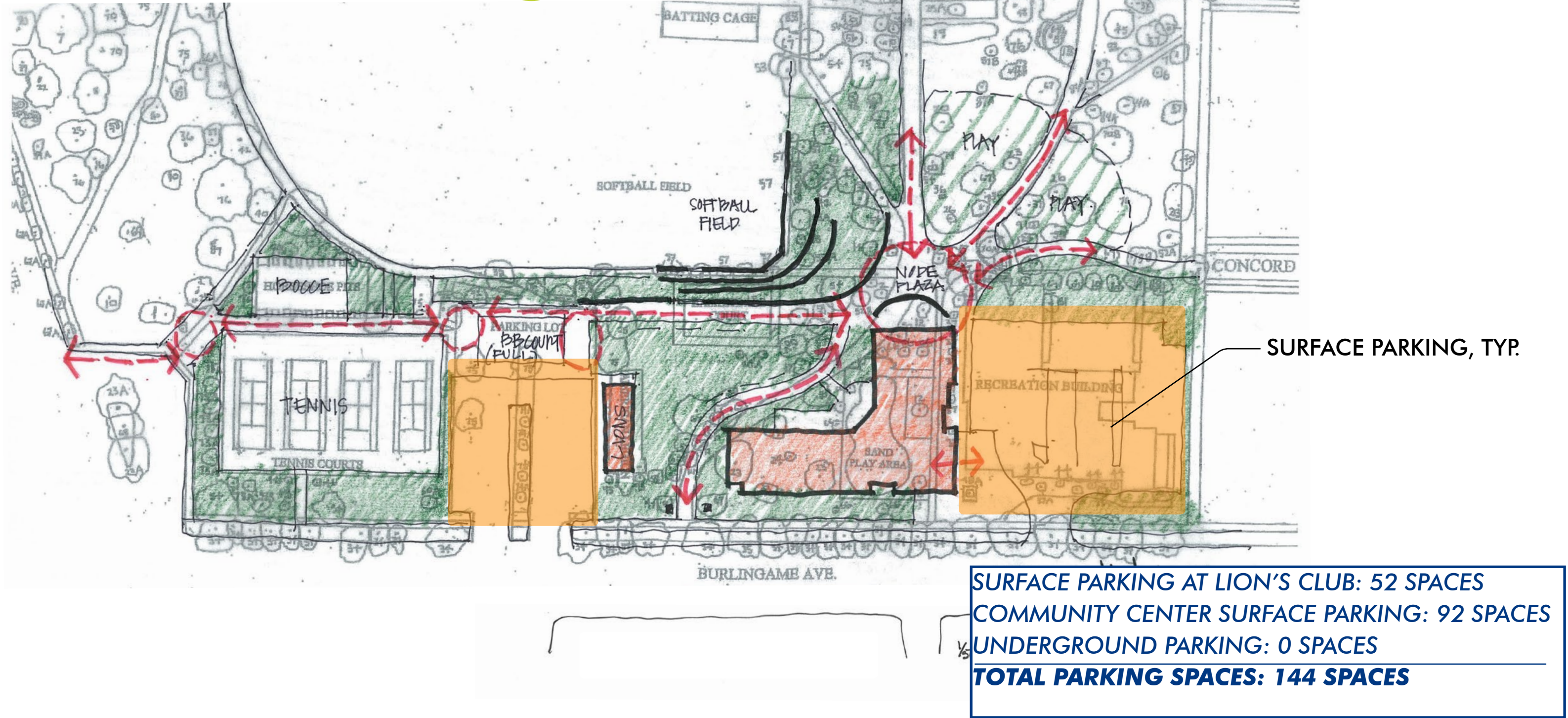


Parking Strategies

Distribution of Surface and Underground Parking

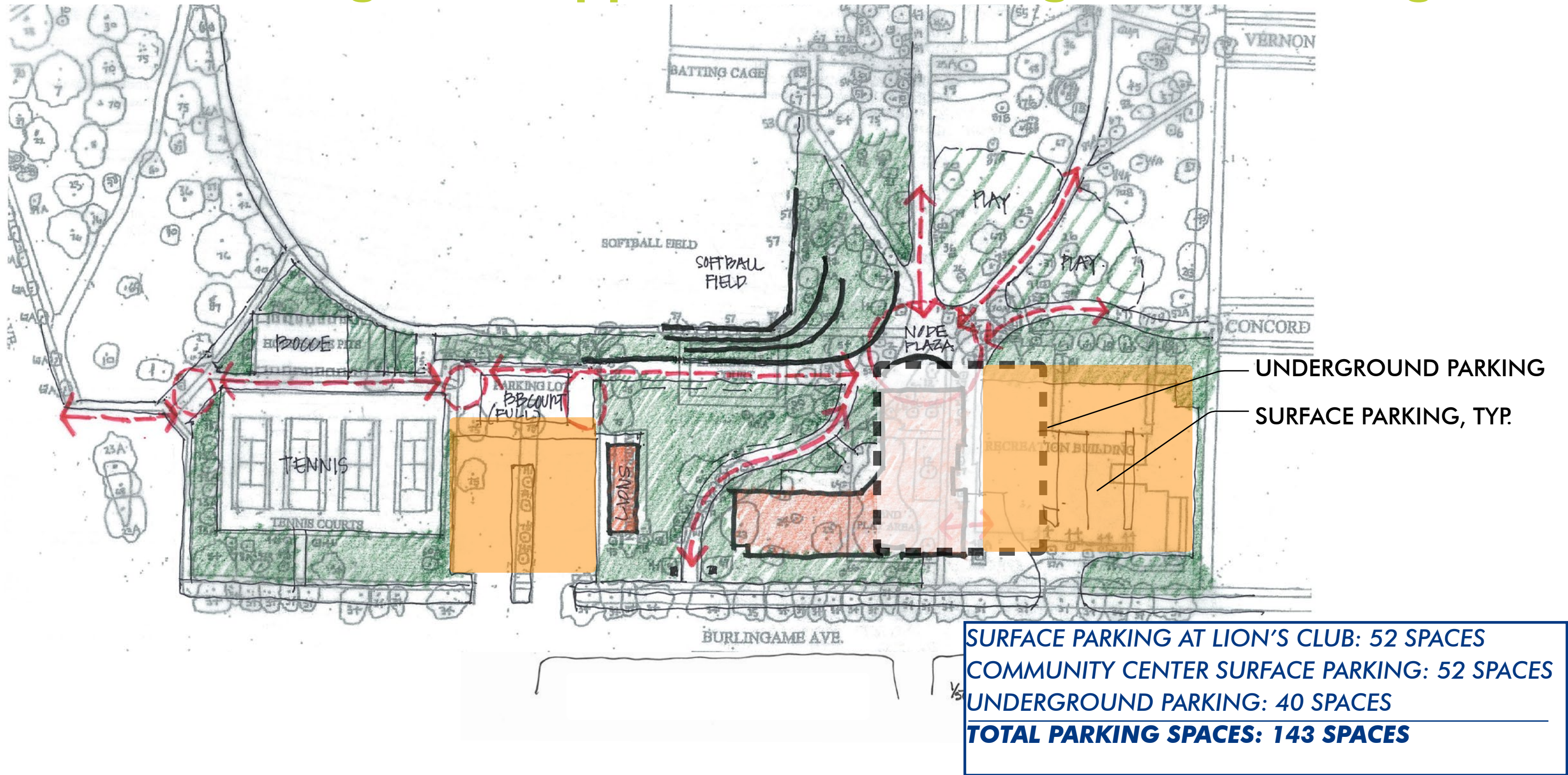
PARKING STRATEGY 1

Surface Parking



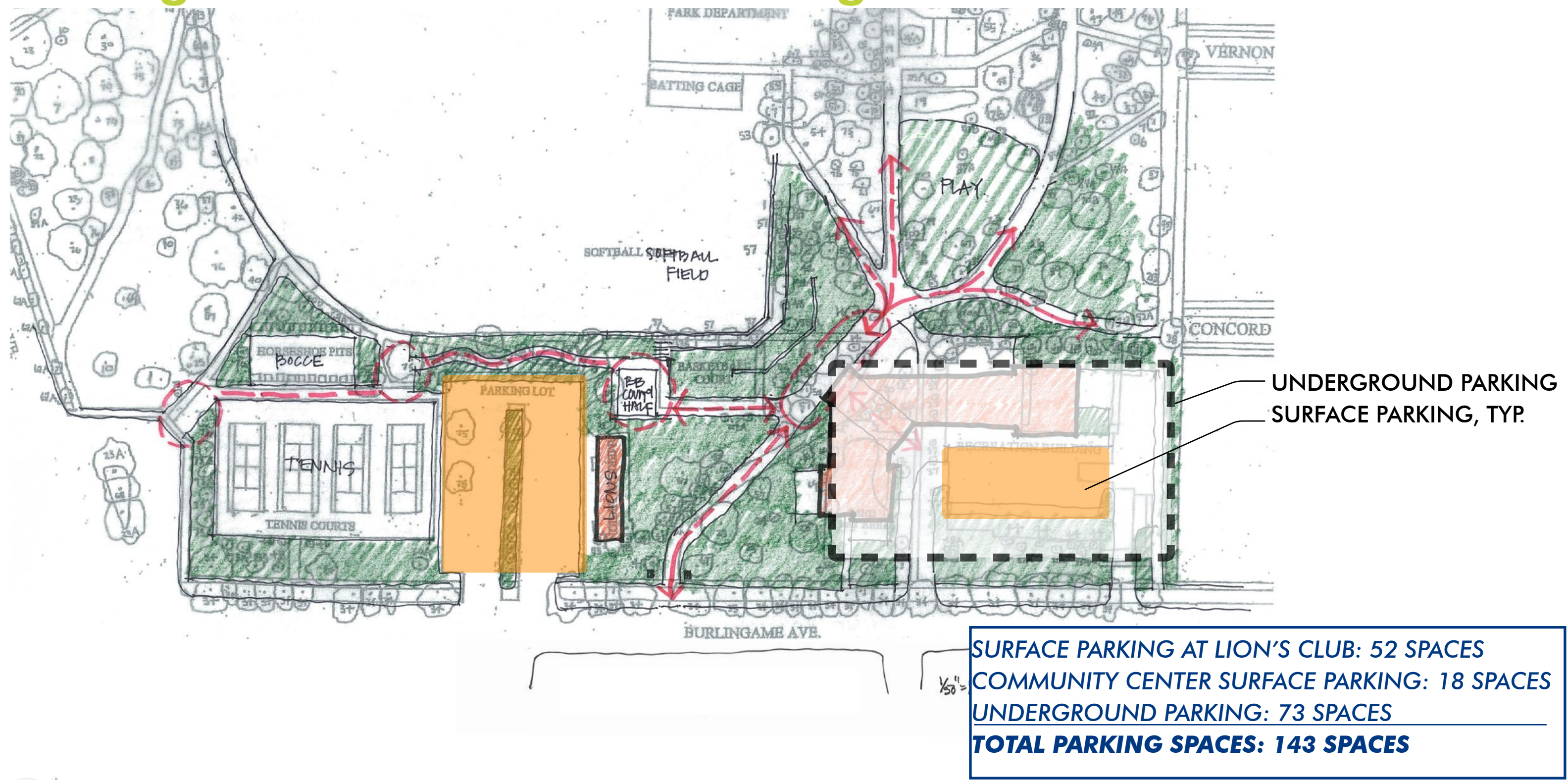
PARKING STRATEGY 2

Surface Parking and Supplemental Underground Parking



PARKING STRATEGY 3

Underground and Surface Parking

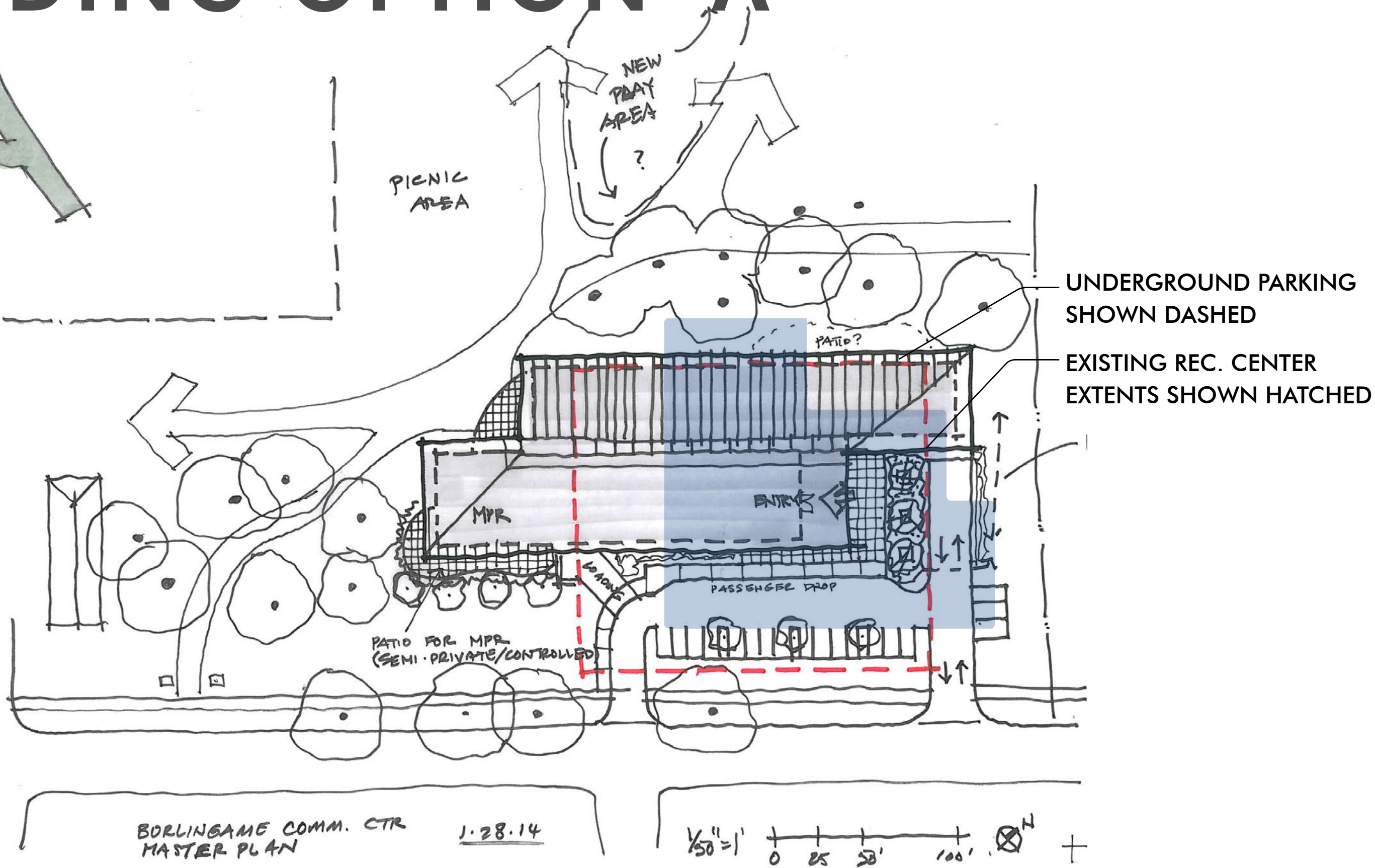


Building Options

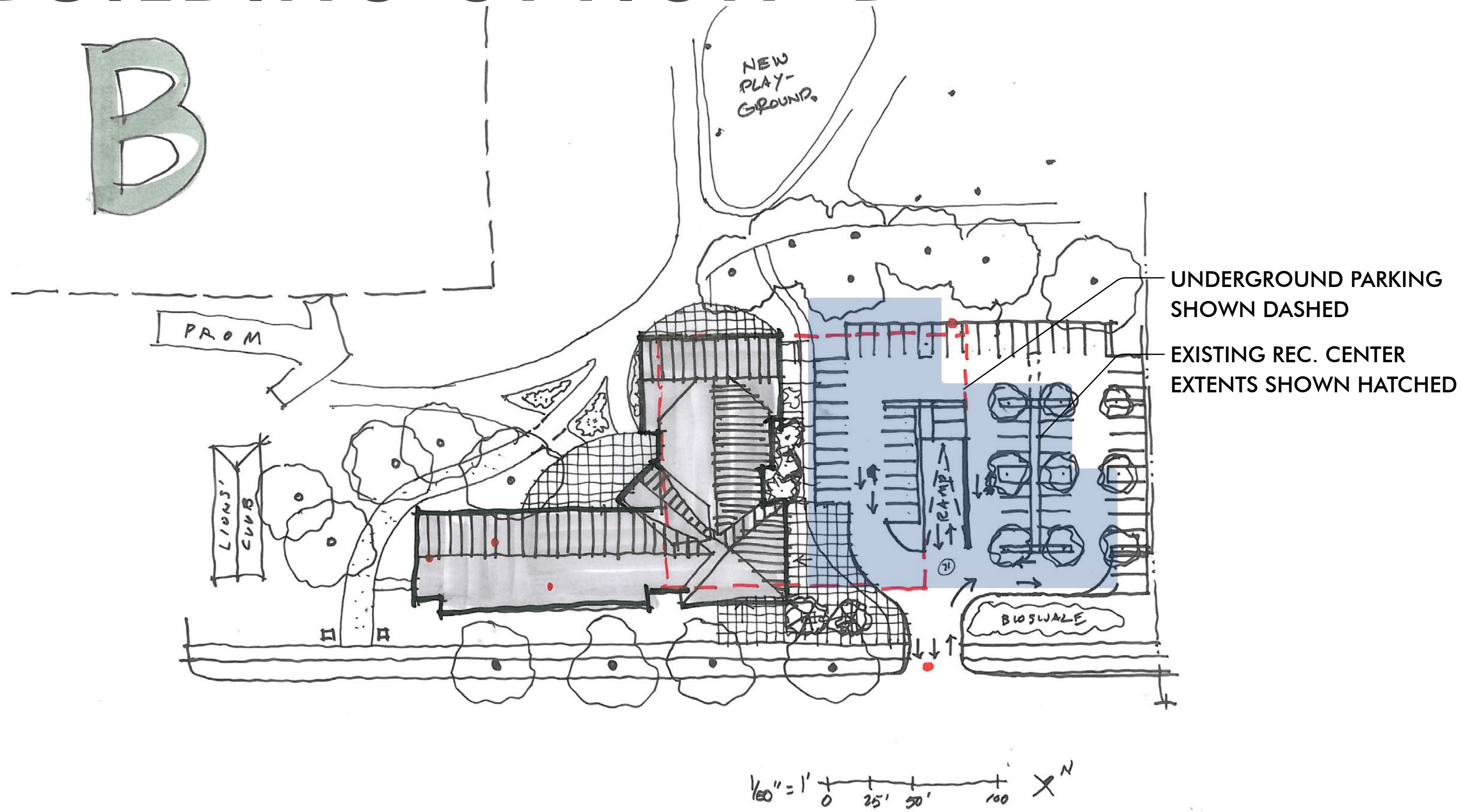
Integration of Building into the Park

BUILDING OPTION 'A'

A



BUILDING OPTION 'B'



BUILDING OPTION 'C'

