

#### 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



PORATED	2013							:	2014	1			
	MAR - MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
1. PROJECT INITIATION													
<ul> <li>Prepare draft project controls: s</li> <li>Review City provided document</li> <li>Collect project information &amp; de</li> <li>Prepare draft public outreach st</li> <li>2. NEEDS ASSESSMENT &amp;</li> <li>BUILDING PROGRAM</li> </ul>	s evelop exhibit backgro rategy & meeting sch	ounds edule											
<ul> <li>Analysis of existing programs, s</li> <li>Recreation trends, uses, &amp; prior</li> <li>Comparable communities (sf/communities)</li> </ul>	ities survey	<ul> <li>Recreation space ne &amp; service delivery a</li> <li>Building &amp; site prog</li> </ul>	ternatives •	Revenue/operations/ Recreation Center Kid Online Community S									
3. SITE PLAN OPTIONS													
4. DESIGN CONCEPT & IMPLEMENTATION PLAN		<ul> <li>Physical conditions, environmental</li> <li>Existing parking and</li> <li>Bike &amp; pedestrian p</li> <li>Site challenges &amp; o</li> <li>Draft project goals</li> <li>Prepare up to 4 site combinations of hig</li> </ul>	alysis & available traff aths & trails oportunities & objectives — site &	ratios; p fic data  • Compar • Analyze evaluati building ng	neighborhood • Sustainability, acce • Implementation pl	trategies al models d on make trategies al models d on make trategies d on make trategies al model an trategies al master plan trategies al master plan master plan make trategies al make trate	, goals, & strategies mpatibility w/ surround ders, CAC, & commun	Sustainab     Coordinat     presentati     Prepare fi	n, access, and connectility te with staff & prepare ion & exhibits for publ nal version of Master	c hearings			
PROJECT PARTICIPATION													
FOCUS GROUPS & WORKSHOPS													
PROJECT TEAM MEETINGS									0				
	TOURS)									(TBD	) (TBD)		
COMMUNITY MEETINGS	,					•				(TBD)	(TBD)		
PRESENTATIONS & PUBLIC HEARINGS	\										(P.C., TBD)		
	NEEDS		COMM	NUNITY CHAI	RRETTE				C	Y YTINUMMC	VISION		



phase	Master Plan	Funding	Program & Concept	Design	Construction
tasks	<ul> <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> <li>Funding Analysis</li> <li>Capital Campaign         Assessment</li> <li>Grants Assessment</li> <li>Funding Strategy</li> <li>Ballot Measure</li> </ul>	<ul> <li>Detailed Building Program</li> <li>Conceptual Design</li> </ul>	<ul> <li>Schematic Design</li> <li>Design</li> <li>Development</li> <li>Construction</li> <li>Documents</li> <li>Building Permit</li> </ul>	<ul> <li>Bidding and Award</li> <li>Construction</li> <li>Commissioning</li> <li>Opening!!</li> </ul>
publicinput	<ul> <li>COUNCIL</li> <li>Commissions</li> <li>Focus Groups</li> <li>Community Mtgs</li> </ul>	<ul> <li>COUNCIL</li> <li>Voter Surveys</li> <li>Foundations</li> <li>Other</li> </ul>	<ul> <li>COUNCIL</li> <li>Commissions +</li> <li>Advisory</li> <li>Committee</li> <li>Focus Groups</li> <li>User Surveys</li> <li>Community Mtgs</li> </ul>	<ul> <li>COUNCIL</li> <li>Commissions +</li> <li>Advisory</li> <li>Committee</li> <li>Community Mtgs</li> </ul>	<ul> <li>COUNCIL</li> </ul>
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

- **I** 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

Sp	ace	Total JF
	Entry	,700
2	Activity & Meeting Spaces	4,700
3	assrooms	3,800
4	Multi-Gen Activity Room	2,850
5	Techn logy/Media Lak	1,040
6	Visual & Fine Arts	■,860
7	Athletics & Fitnes	2,070
8	Staff Spaces	2,250
9	Support Spores	■,900
	btotal % Circulation Factor	2 <mark>4,200</mark> ,000

#### Total Program ~30,200 sf

- buil new spaces for exiting programs up to current standards
- Ulti-generational activity room
- mall group meeting rooms
- improved storage

•	Sp	ace	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
		btotal % Circulation Factor	28,400 7,100

#### Total Program $\sim$ 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
- timproved storage

S	nce	Total <b>/</b> F
1	Entry	1/00
2	Activity & Meeting Spaces	5,300
3	Clastrooms	3,800
4	Multi-Gen Activity Rooms	2,850
5	Technology/Media Lab	1,040
6	Visual & Fin Arts	3,860
7	Athletics & Fithess	10,820
8	Staff Spaces	2,250
9	Support Spaces	1,900
	ototal % Circulation Factor	33,500 8,400
Sul	btotal	33,500

Total Program ~11,900 sf

- builg new spaces for existing
- programs up to current standards
- + desible gymnasium & lockers
- nulti-purpose room, w/ raised platfo
- multi-generational activity rooms
- + small group meeting rooms
- + improved storage



## PROGRAM OPTIONS - Option B

Spaces		Total SF
	l <b>Entry</b> Gallery	1,700
	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
	Visual & Fine Arts  Art Room  Craft Room  Studio  Kiln Room	3,860
	7 Athletics & Fitness Dance Studio	4,140
	3 Staff Spaces	2,250
	9 Support Spaces	1,900
	Park Restrooms Subtotal	500 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 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.



## 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

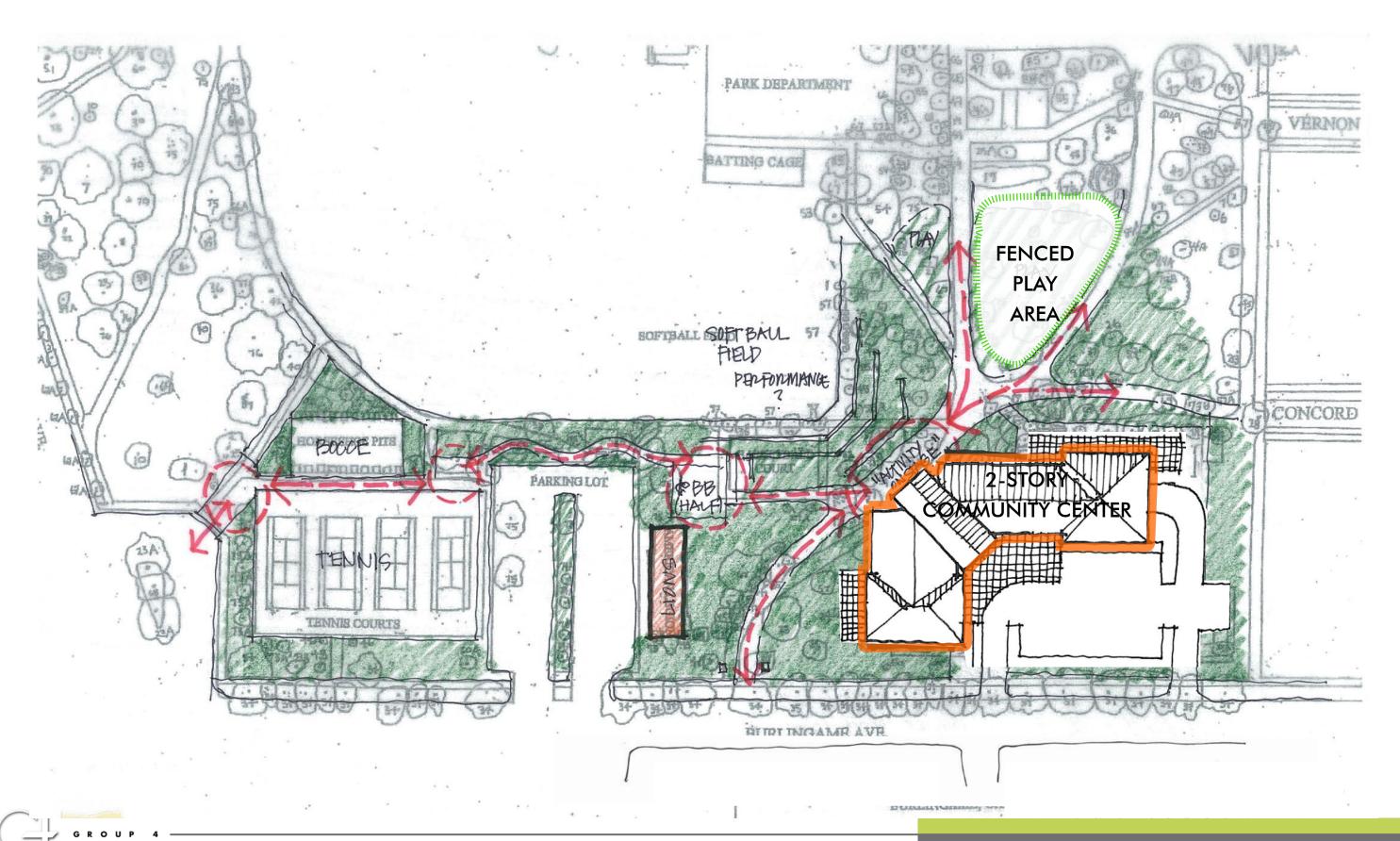




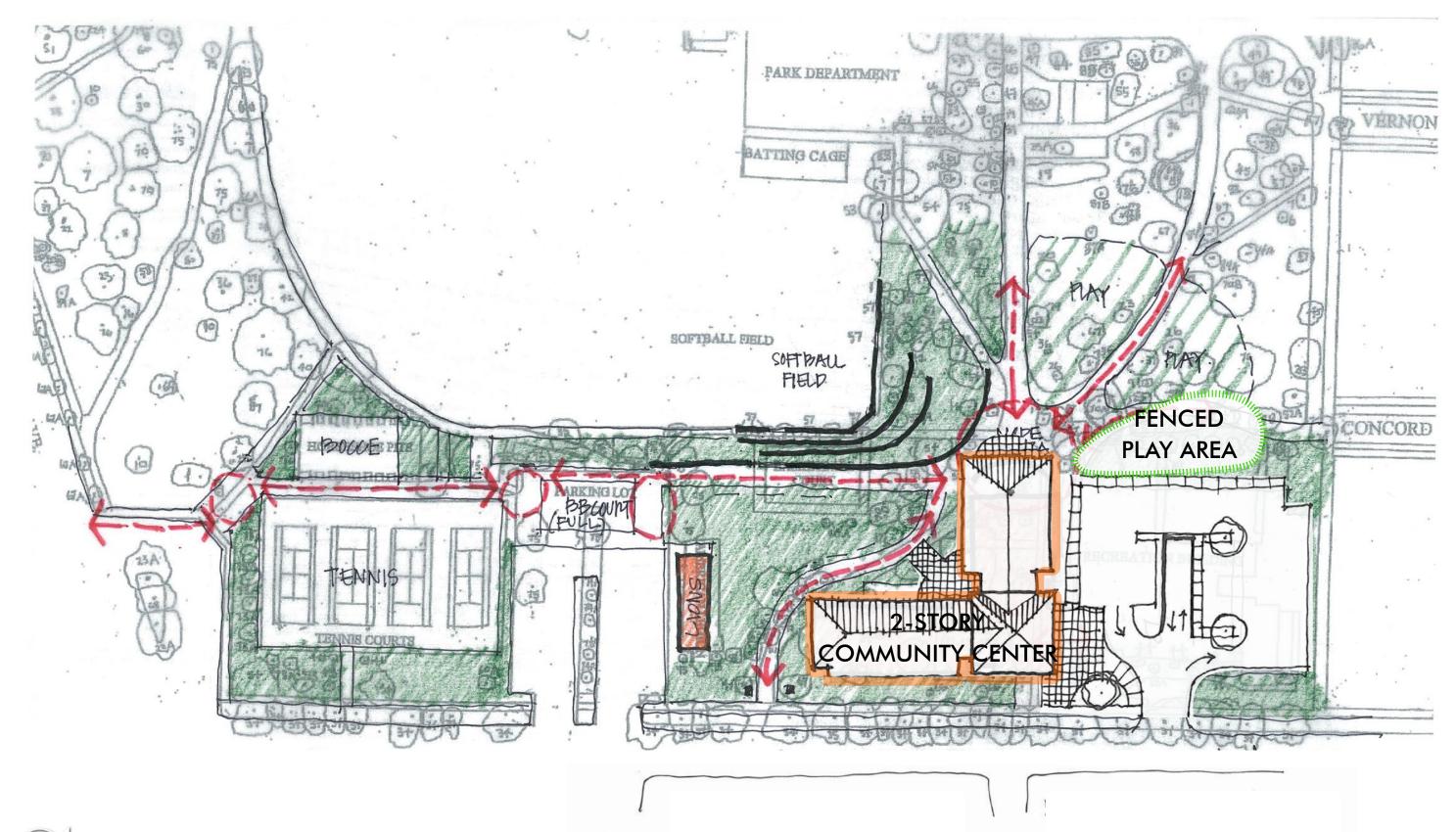
# Site Options Site/Building Integration and Parking



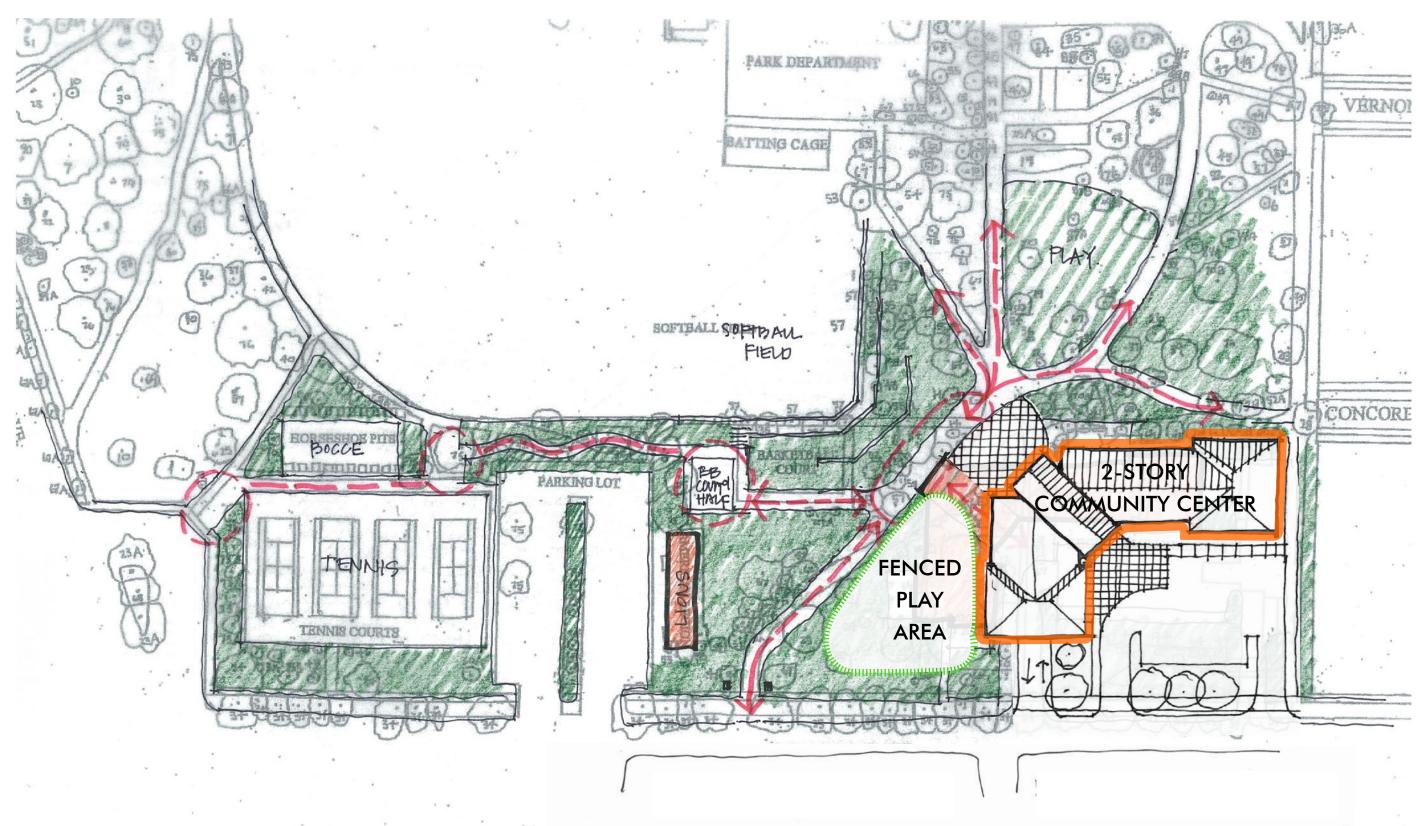
#### SITE OPTION 'A'



#### SITE OPTION 'B'



### SITE OPTION 'C'

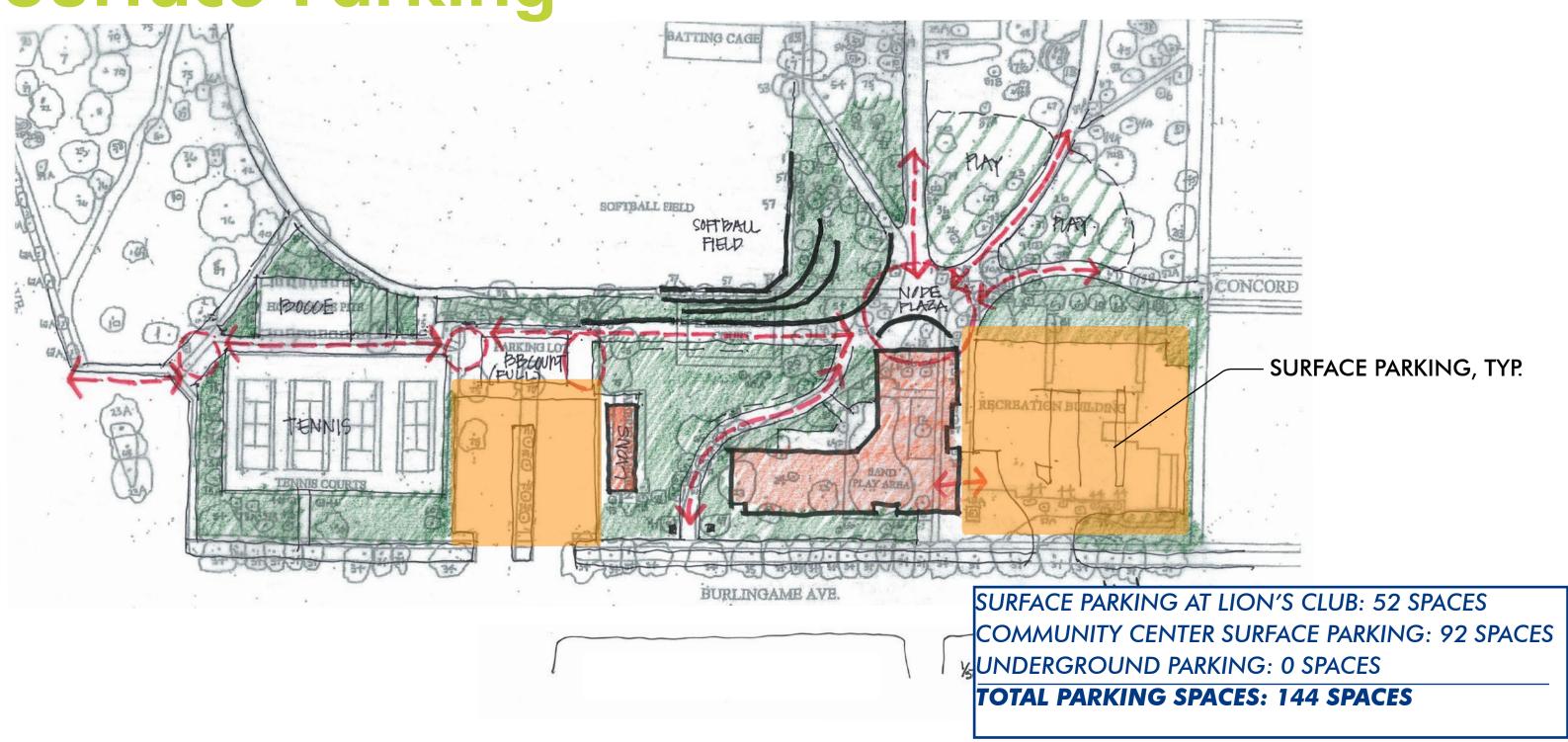


# Parking Strategies Distribution of Surface and Underground Parking



#### PARKING STRATEGY 1

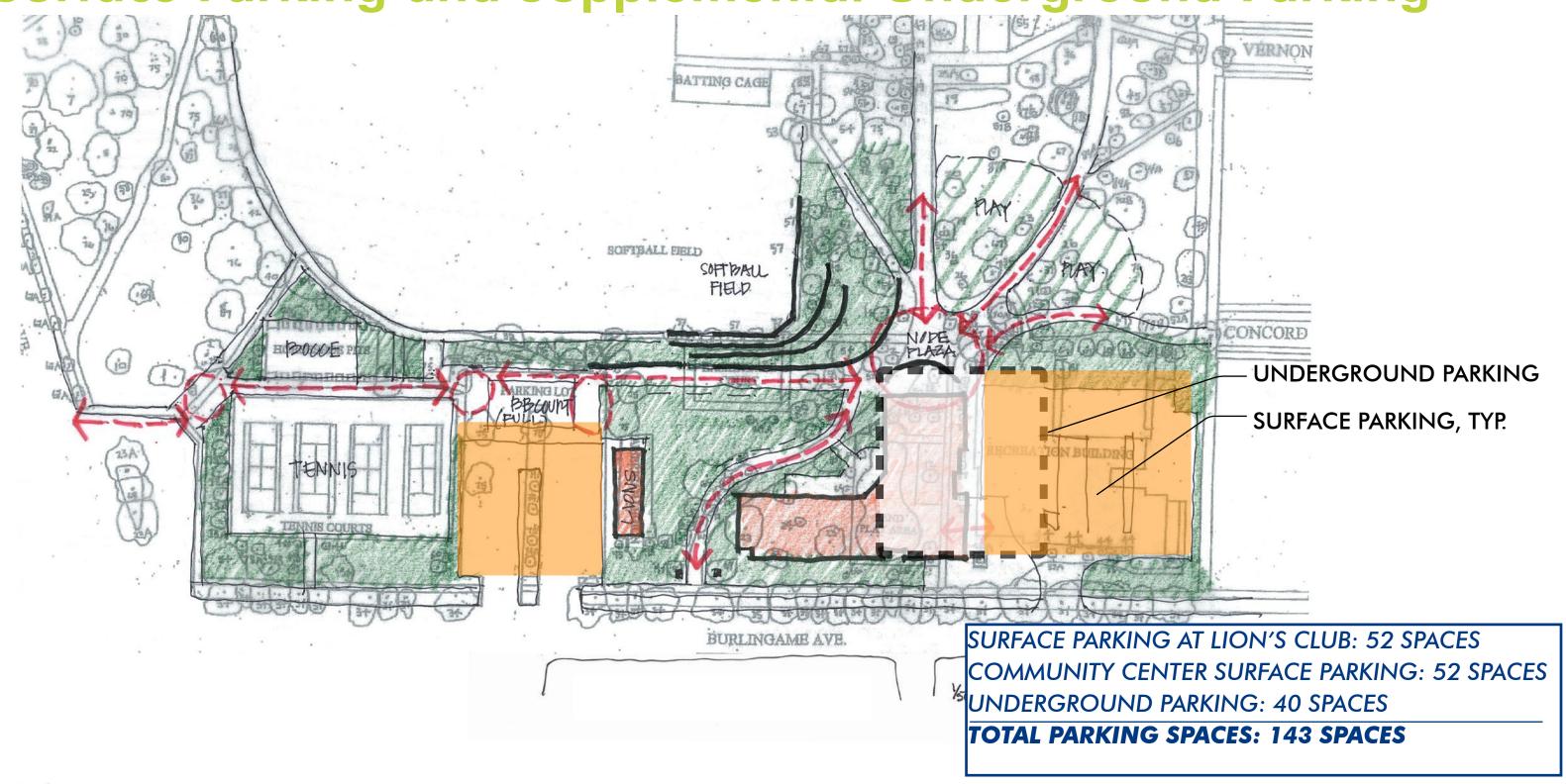
Surface Parking





#### PARKING STRATEGY 2

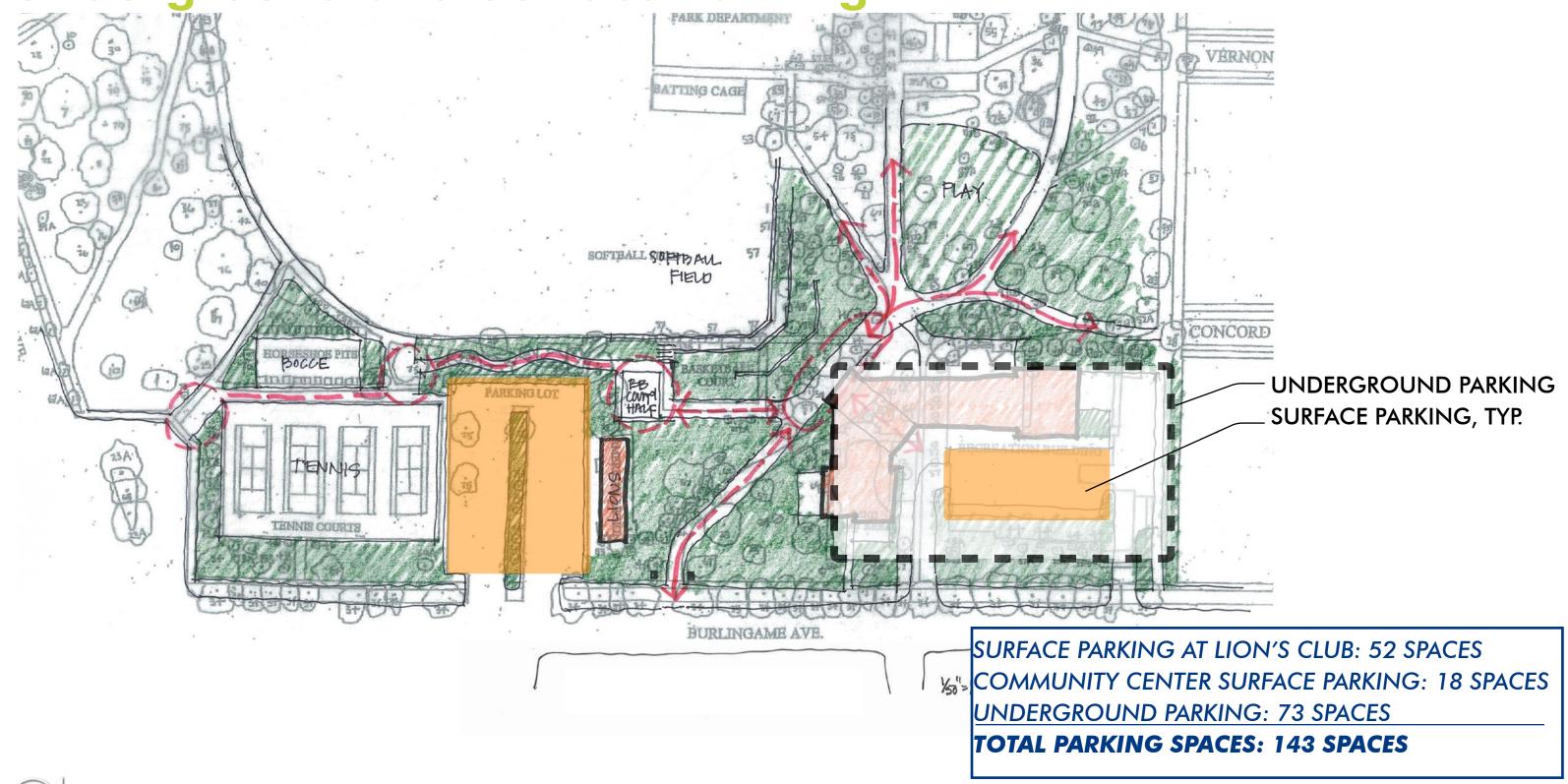
Surface Parking and Supplemental Underground Parking





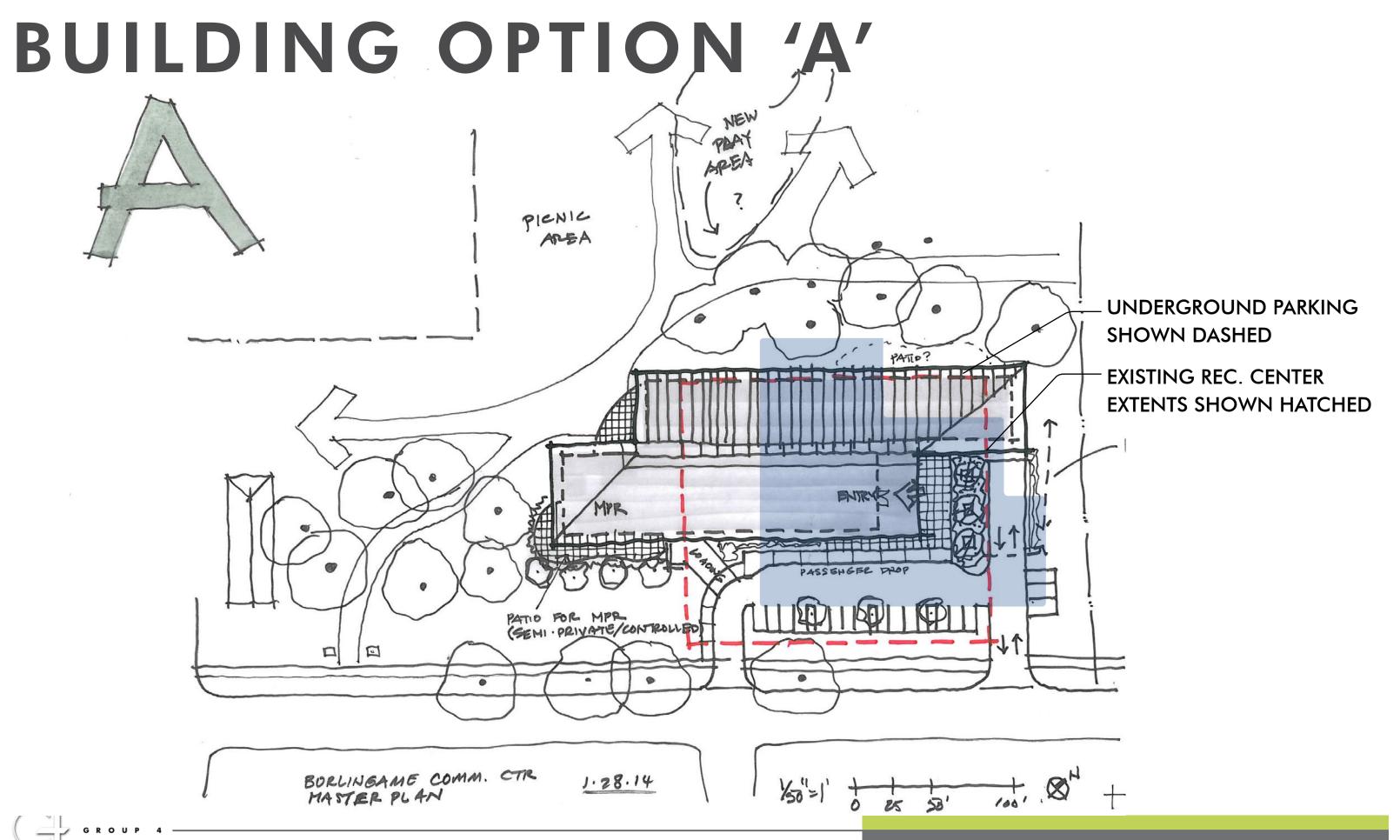
#### PARKING STRATEGY 3

**Underground and Surface Parking** 



# Building Options Integration of Building into the Park





# BUILDING OPTION 'B' HEW **UNDERGROUND PARKING SHOWN DASHED** PROM **EXISTING REC. CENTER EXTENTS SHOWN HATCHED** BUSWALE

