



City of Burlingame

## Community Center Facilities Master Plan



### ONLINE SURVEY FINDINGS

• As of October 1, 2013, 285 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 on-site at the Rec. Center in the last year? Please check all programs that your household has used or is currently using.

Programs	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"/>
Marital 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/Events	<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"/>

• 70.2% of respondents are female, while 29.8% are male.

• Over 53% of participants had family members aged 0-10 years.

• Approximately 27% of the respondents use the Recreation Center once or twice a week or more.

• Approximately 26.7% of the respondents rarely or never use the Recreation Center



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### PROGRAM IDEAS – Community Survey

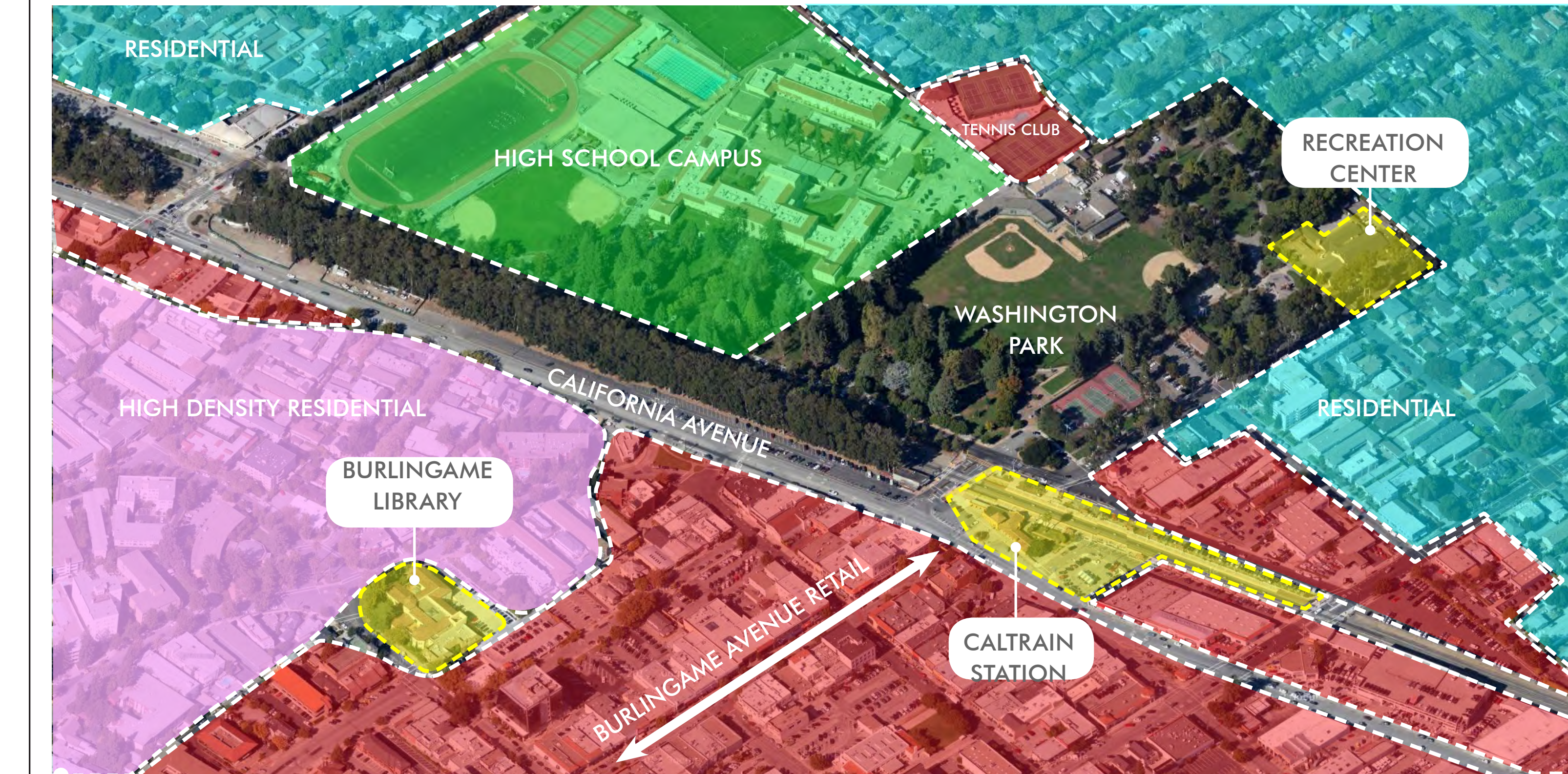
#### HIGH PRIORITY

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



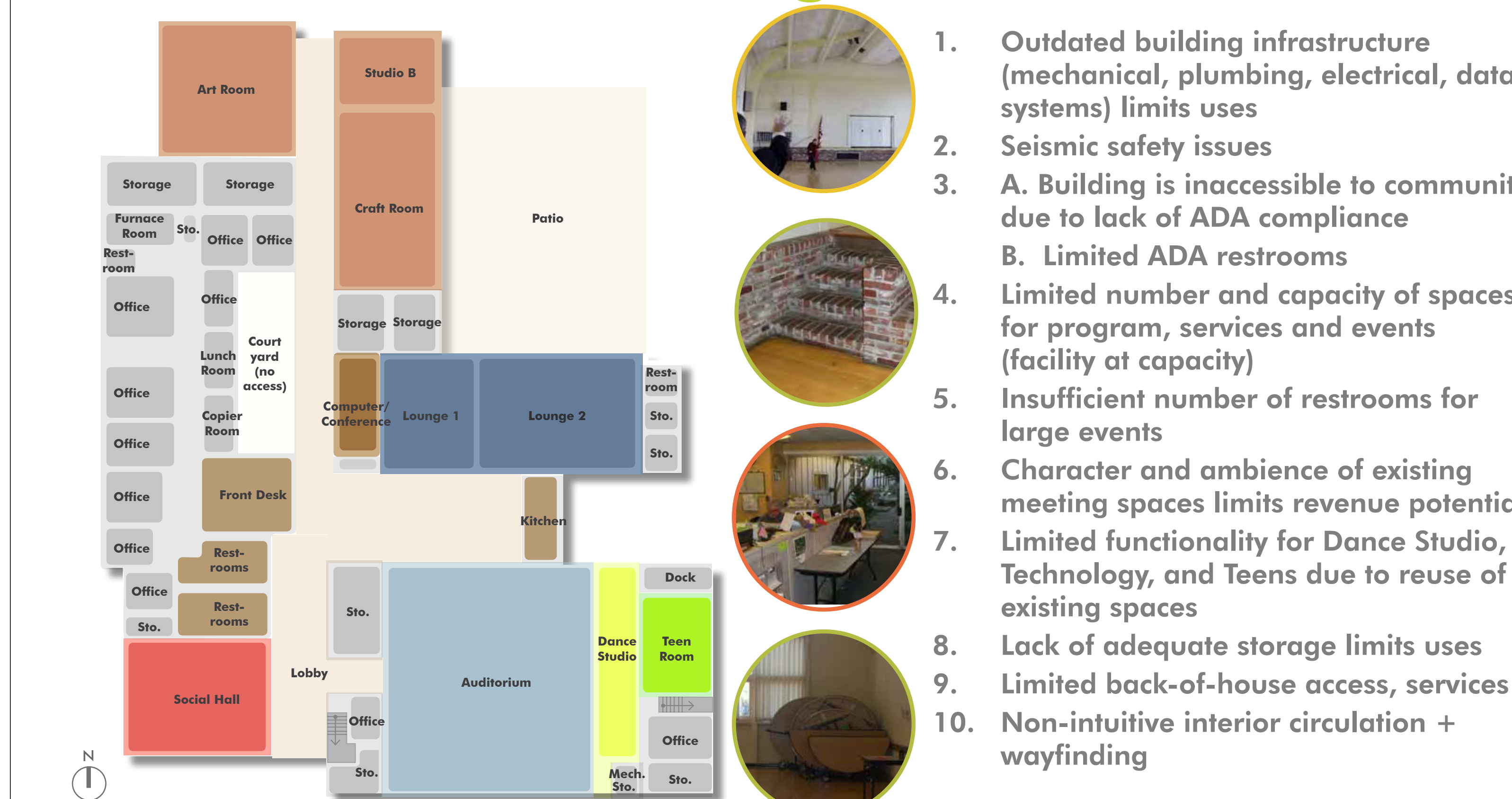
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### NEIGHBORHOOD - Context



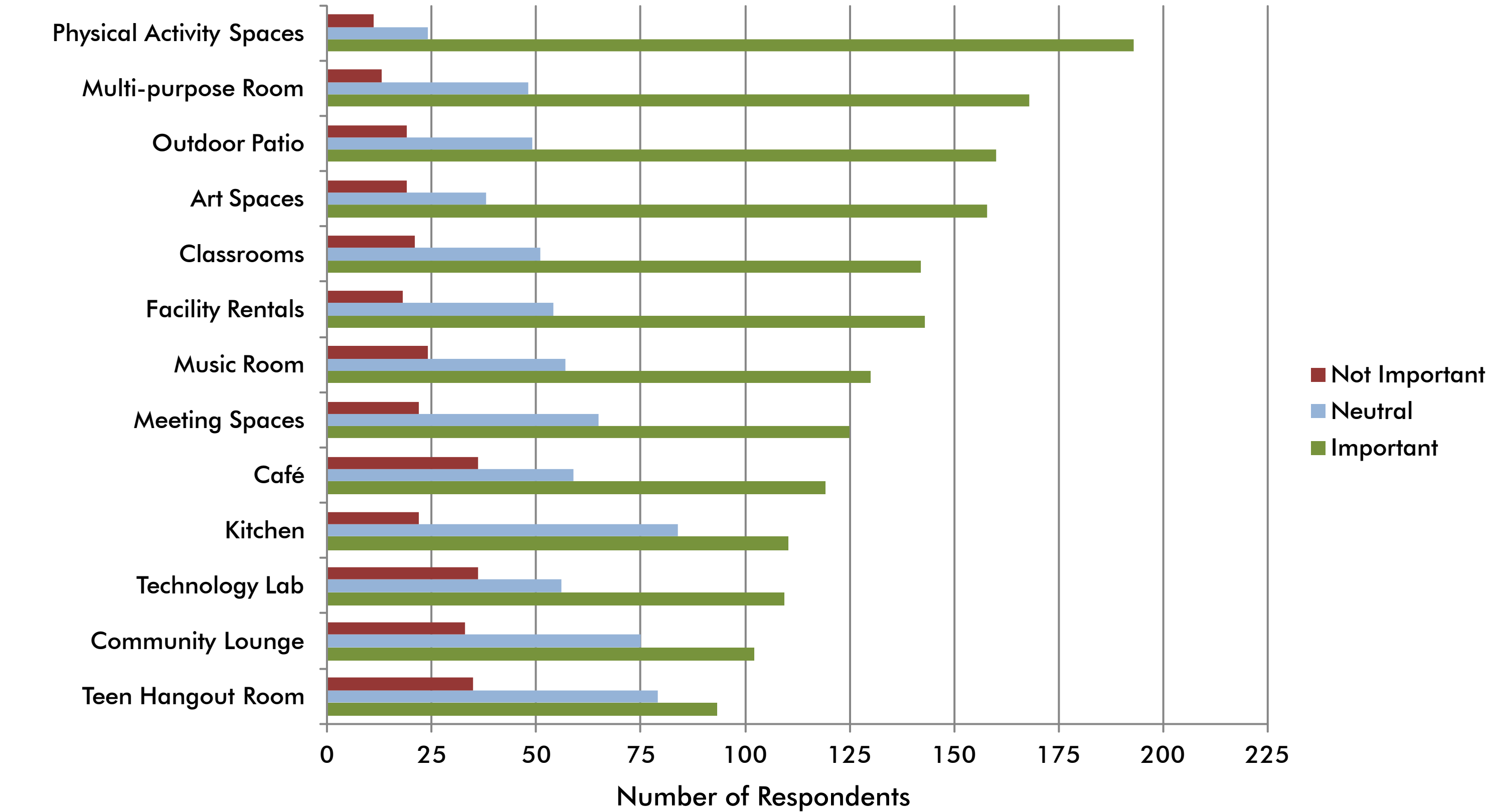
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### REC. CENTER - Building Assessment



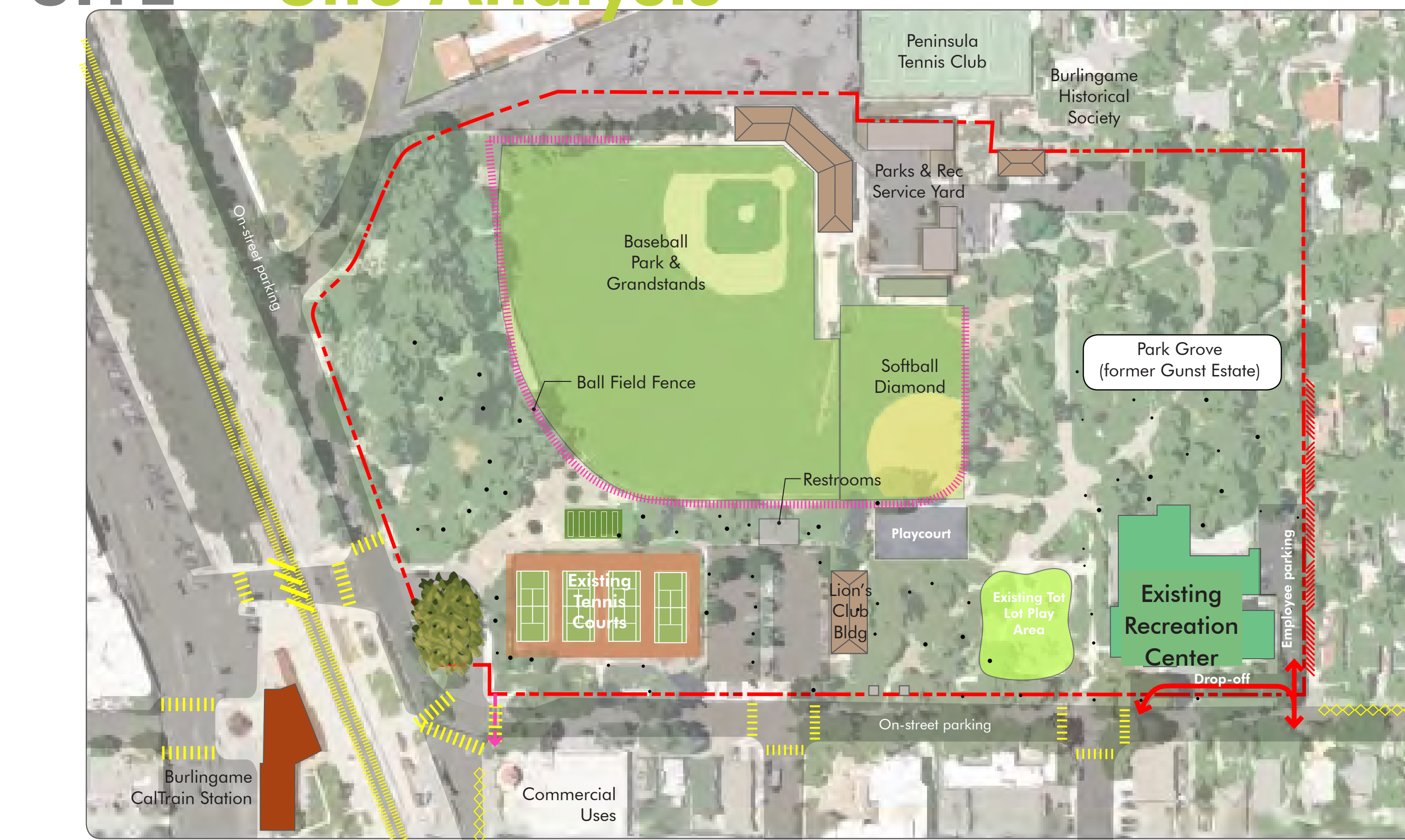
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### KEY SPACES – Community Survey



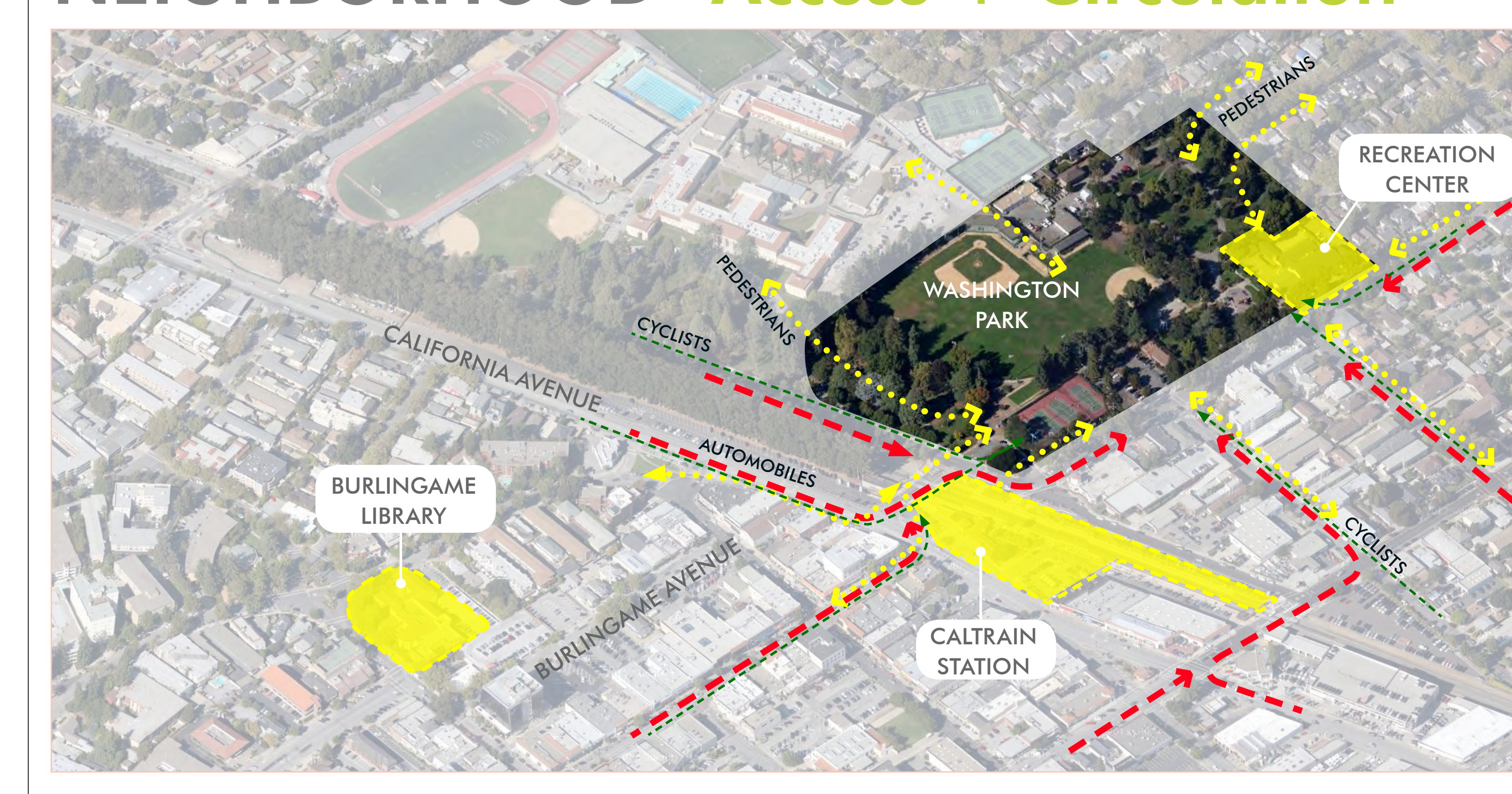
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### SITE - Site Analysis



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### NEIGHBORHOOD - Access + Circulation

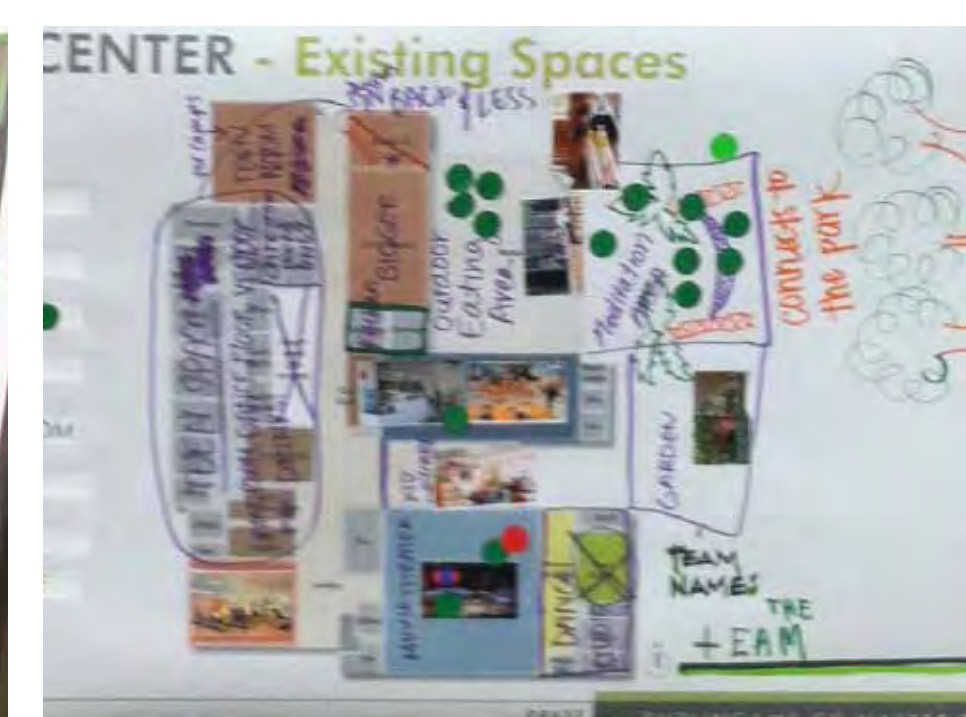


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### FOCUS GROUP MEETINGS

6 Focus Group Meetings

- Neighbors
- Seniors
- Lions Club
- Teens
- Parents
- Others



#### WHAT CRITERIA SHOULD DRIVE THE PROJECT?

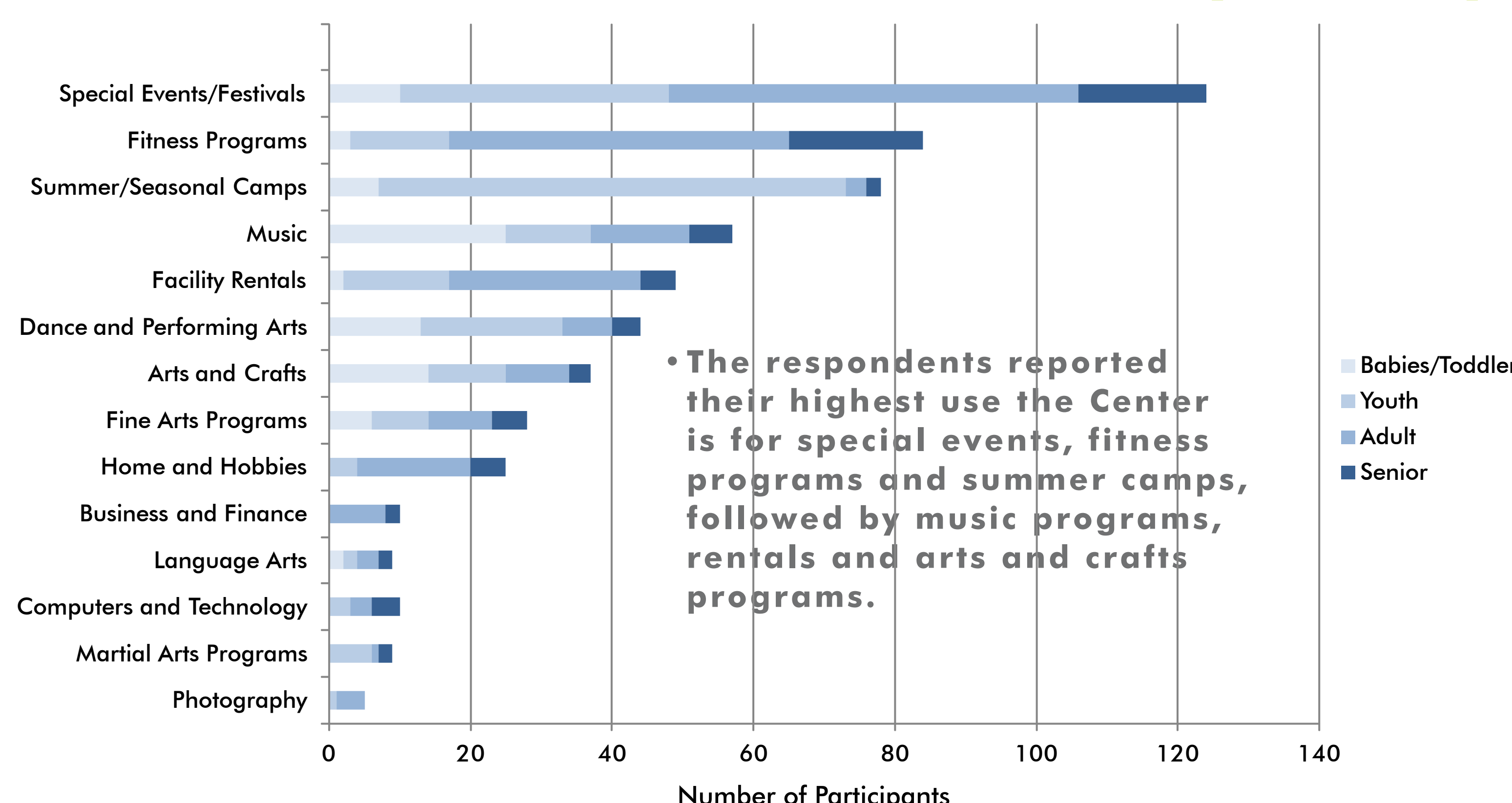
- SITE**
- Parking needs and traffic impacts
  - Sensitivity to neighbors
  - Connection to the park, both from and through the building
  - Connection to downtown
  - Maintain green space, and the baseball diamond
  - Retain as many trees as possible

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



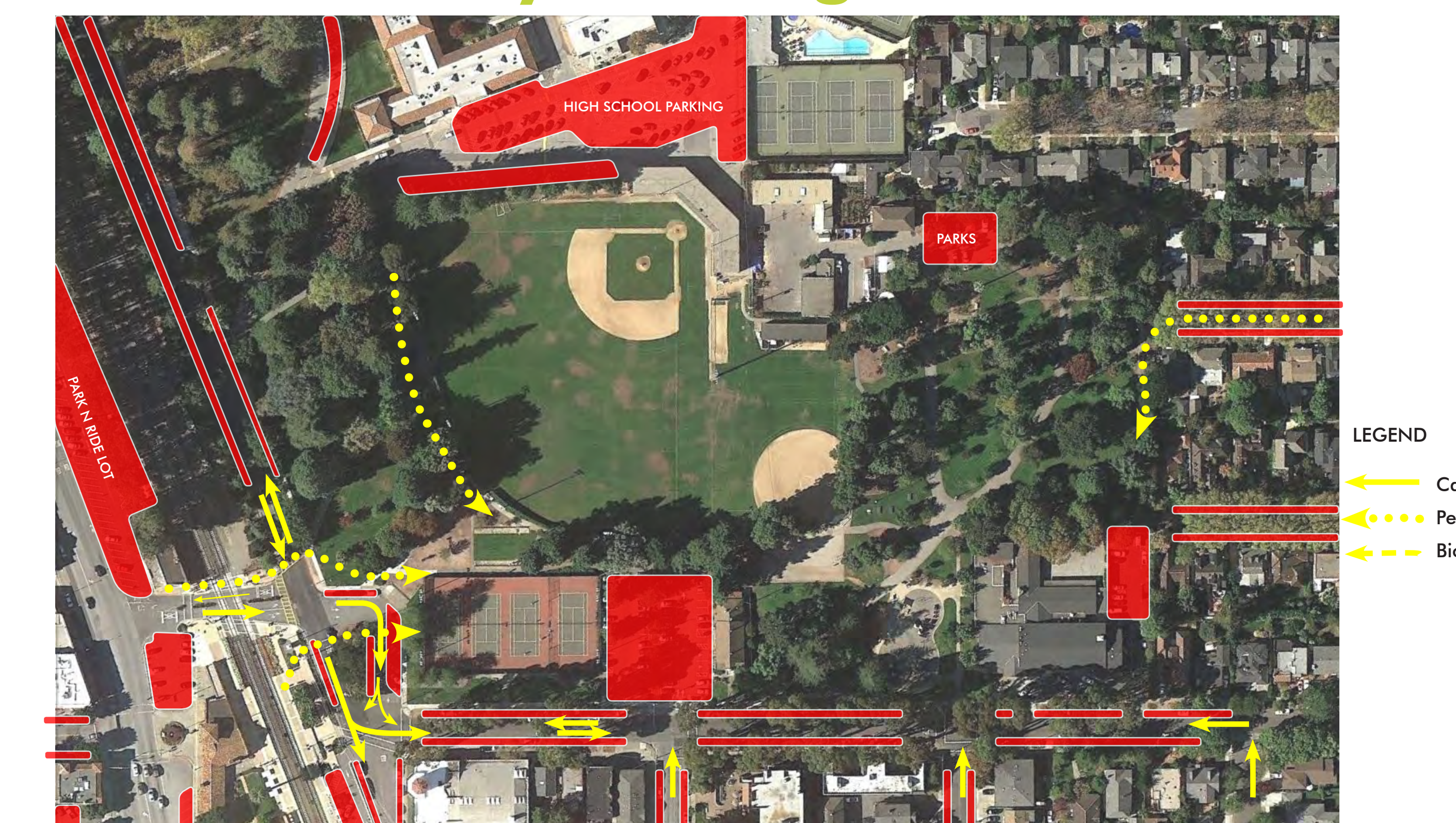
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### CURRENT PROGRAMS – Community Survey

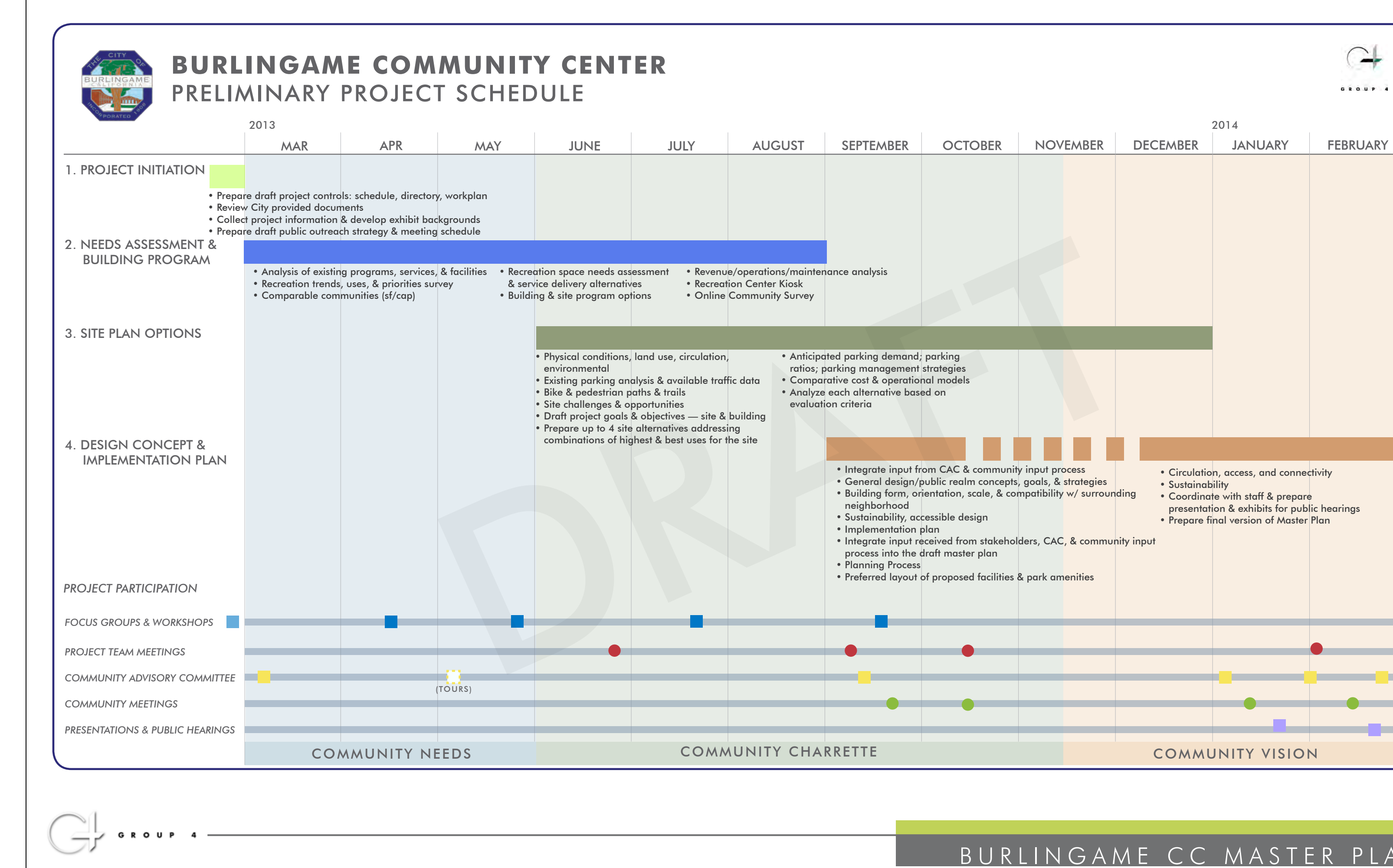


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### SITE - Vicinity Parking + Circulation



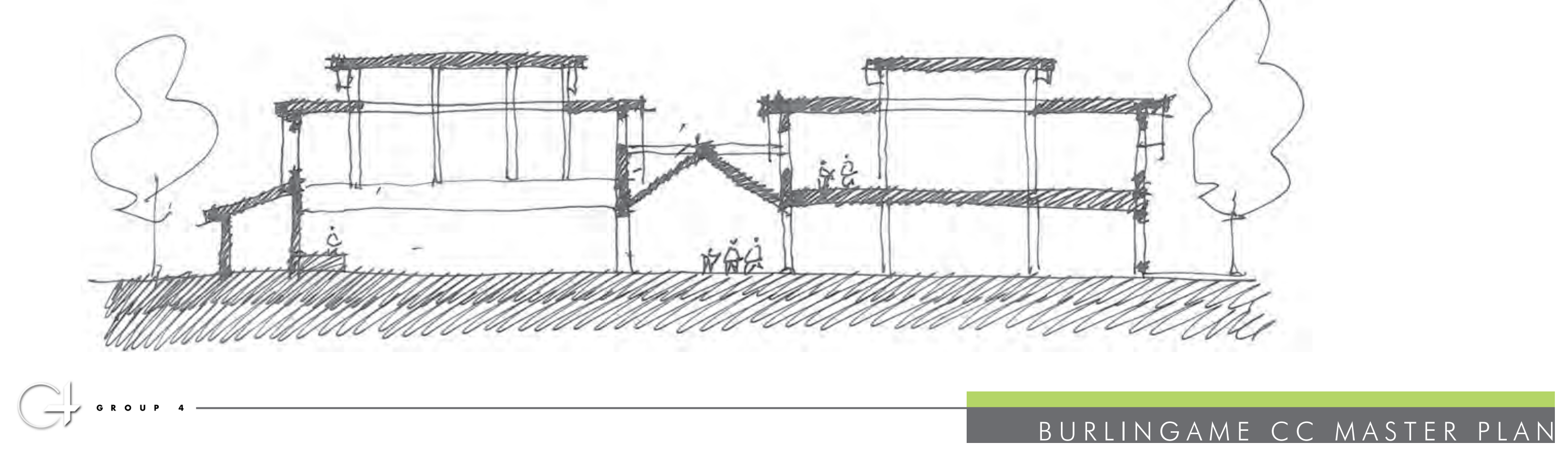
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- # BUILDING MASSING CONSIDERATIONS - Multi-story building
- 2 Stories is practical for larger program
  - Decreases footprint, increases open space
  - Somewhat less efficient (+stairs, +elevator)
  - Somewhat harder to operate



# SITE STRATEGIES - #1

**PROS**

- + KEEP BUILDING IN CURRENT LOCATION
- + PRESERVES ACTIVITY IN SOUTHEAST CORNER OF SITE
- + TENNIS LIGHTS ARE WELL-SHIELDED FROM NEIGHBORS
- + MAINTAIN LIONS' CLUB BUILDING LOCATION
- + 2-STORY SCHEME REDUCES FOOTPRINT

**CONS**

- CONSTRUCTION MUST WAIT FOR DEMOLITION OF EXISTING BLDG. TO PROVIDE PARKING, PLAYGROUND WILL BE RE-LOCATED AND BASKETBALL COURT WOULD MOVE NEXT TO TENNIS COURTS
- BLDG CONCEALS GUNST ESTATE SECTION OF THE PARK FROM THE STREET

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# Parking

**Prerequisites**

- Bicycle, ADA, drop-off, short & longer term

**Convenient Parking**

- On-site & on-street for primary day to day parking needs

**Off-site with short walk**

- To downtown and Caltrain

**LESS PARKING**

**MORE PARKING**

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# PARKING OPTIONS -1/2 Level Below Grade

+ Compact parking layout

+ Can accomodate MORE PARKING or OUTDOOR USE on top level (tennis, playcourt)

**COST PER SPACE**

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- Impermeable surface

- Impacts landscape & trees

- Requires vertical circulation to access grade

- Requires secure access

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- # 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?
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# SITE STRATEGIES - #2

**PROS**

- + MORE CENTRAL LOCATION IN PARK
- + PRESERVES ACTIVITY IN SOUTHEAST CORNER OF SITE
- + MAINTAIN LIONS' CLUB BUILDING LOCATION
- + BETTER VIEW FROM BURLINGAME AVENUE INTO THE ESTATE GROUNDS
- + CAN BE BUILT WHILE EXISTING BUILDING CONTINUES TO OPERATE - NO TEMP. NET INCREASE IN OPEN SPACE

**CONS**

- SOME MINOR TREE LOSS
- PLAYGROUND AND AND BASKETBALL COURT WOULD BE RELOCATED

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# PARKING OPTIONS - Surface Parking

**COST PER SPACE**

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+ Safety

+ Inexpensive cost per space

+ Configurable around existing landscape

+ Can incorporate new trees

+ Permeable surfaces aid water filtration

- Impacts landscape & trees

- Cars obstruct views

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# PARKING OPTIONS -Rooftop Parking

+ Easy to secure

+ Preserves ground areas for other uses

+ Some cost efficiencies with building construction

**COST PER SPACE**

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- Requires flat, single story roof

- Requires elevator and exiting stairs

- Long-span spaces are difficult

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# SITE STRATEGIES - #3

**PROS**

- + GREAT VISIBILITY FROM CAL TRAIN AND DOWNTOWN
- + NEW PLAZA FACING CAL TRAIN
- + TENNIS LIGHTS ARE WELL-SHIELDED FROM NEIGHBORS
- + MAINTAIN LOCATION OF LIONS' CLUB BUILDING, BASKETBALL, PLAYGROUND
- + EXISTING BLDG. CAN CONTINUE TO OPERATE DURING CONSTRUCTION
- + NEW OPEN SPACE IN SOUTHEAST CORNER FOR OTHER USES

**CONS**

- FILLS VIEW INTO THE PARK
- CONSTRAINS PEDESTRIAN CIRCULATION FROM THE HIGH SCHOOL
- POTENTIAL CONGESTION AT INTERSECTION
- RELOCATES BOCCÉ COURTS
- MINOR TREE REMOVAL

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# PARKING OPTIONS - Deck over Park on Grade

+ Compact parking layout

+ Can accomodate MORE PARKING or OUTDOOR USE on top level (tennis, playcourt)

**COST PER SPACE**

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- Impermeable surface

- Lights are higher, more difficult to shield

- Requires vertical circulation to access courts

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# PARKING OPTIONS -Below Bldg Parking

+ Compact parking layout

+ Can accomodate BUILDING, MORE PARKING or OUTDOOR USE on top level

**COST PER SPACE**

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- High expense per space

- Requires mechanical ventilation

- Requires vertical circulation to access grade

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## PROGRAM OPTIONS - Option A

Spaces		Total SF
1	Entry Gallery	1,700
2	Activity & Meeting Spaces Multi-Purpose Room @ 3,500 sf	4,700
3	Classrooms 3 Multi-use Classrooms	3,800
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	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 rooms
- + small group meeting rooms
- + additional classroom
- + improved storage

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## SPACES FOR PEOPLE



## SPACES FOR CHILDREN



## SPACES FOR TEENS



## SPACES FOR ACTIVE ADULTS



## SPACES FOR MULTI-GEN.



## DANCE/EXERCISE



## FLEXIBLE MEETING ROOMS



## DIGITAL LAB / PUBLIC ACCESS



## FINE ARTS



## COLLABORATION AND MEETING SPACE



## ACTIVE OUTDOOR ROOMS



## GYM



## COMMUNITY MEETING ROOM



## PASSIVE OUTDOOR ROOMS



## 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
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

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## PROGRAM OPTIONS - Option C

Spaces		Total SF
1	Entry Gallery	1,700
2	Activity & Meeting Spaces Multi-Purpose Room @ 3,500 sf	5,300
3	Classrooms 3 Multi-use Classrooms	3,800
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 Gymnasium Exercise Room Locker Room	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 and lockers
- + multi-purpose room w/ raised platform
- + multi-generational activity rooms
- + small group meeting rooms
- + improved storage
- + additional classroom

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