

City of Burlingame

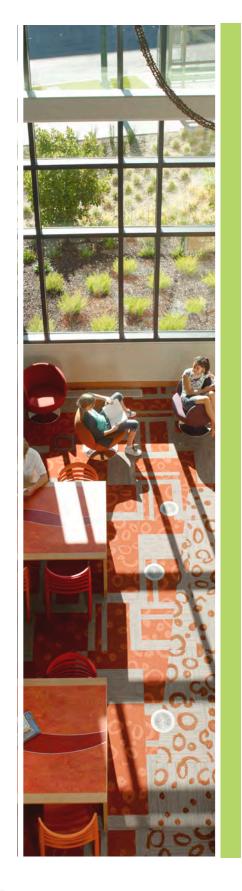
Community Center Facilities Master Plan

Community Meeting 09.18.2013









- 1. Welcome & Introduction
 - Project Schedule
 - Community Particpation
- 2. Needs Assessment
 - Existing Facility & Community Assessment
 - Facility Tours
 - Focus Group Notes
 - Online Survey Findings (to date)
- 3. Site + Building Analysis
 - Existing Conditions
 - Opportunities & Constraints
- 4. Preview of Group Discussions
 - Building Program Options
 - Potential Building Locations
 - Parking Strategies
- 5. Report Back
- 6. Next Steps



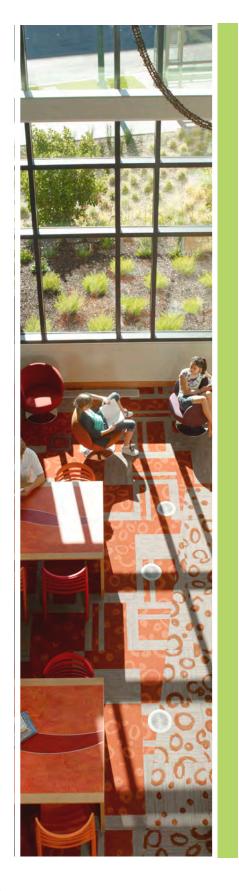


BURLINGAME COMMUNITY CENTER PRELIMINARY PROJECT SCHEDULE



2013 2014 JULY **AUGUST SEPTEMBER OCTOBER** NOVEMBER **DECEMBER JANUARY FEBRUARY** MAR **APR** JUNE MAY 1. PROJECT INITIATION • Prepare draft project controls: schedule, directory, workplan Review City provided documents • Collect project information & develop exhibit backgrounds • Prepare draft public outreach strategy & meeting schedule 2. NEEDS ASSESSMENT & **BUILDING PROGRAM** Analysis of existing programs, services, & facilities
 Recreation space needs assessment Revenue/operations/maintenance analysis • Recreation trends, uses, & priorities survey & service delivery alternatives Recreation Center Kiosk • Comparable communities (sf/cap) Building & site program options • Online Community Survey 3. SITE PLAN OPTIONS • Anticipated parking demand; parking • Physical conditions, land use, circulation, environmental ratios; parking management strategies Existing parking analysis & available traffic data Comparative cost & operational models • Bike & pedestrian paths & trails Analyze each alternative based on • Site challenges & opportunities evaluation criteria • Draft project goals & objectives — site & building Prepare up to 4 site alternatives addressing combinations of highest & best uses for the site 4. DESIGN CONCEPT & IMPLEMENTATION PLAN • Integrate input from CAC & community input process Circulation, access, and connectivity • General design/public realm concepts, goals, & strategies Sustainability • Building form, orientation, scale, & compatibility w/ surrounding • Coordinate with staff & prepare neighborhood presentation & exhibits for public hearings • Sustainability, accessible design • Prepare final version of Master Plan Implementation plan • Integrate input received from stakeholders, CAC, & community input process into the draft master plan Planning Process Preferred ayout of proposed facilities & park amenities PROJECT PARTICIPATION FOCUS GROUPS & WORKSHOPS **PROJECT TEAM MEETINGS** COMMUNITY ADVISORY COMMITTEE (TOURS) **COMMUNITY MEETINGS** PRESENTATIONS & PUBLIC HEARINGS COMMUNITY NEEDS COMMUNITY VISION COMMUNITY CHARRETTE





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CAC FACILITIES TOUR SUMMARY



'The Roosevelt rain filtration system was really a nice way to use nature in the outside environment.'



 'Space for young children's classes, a dance studio space or yoga area would be great - it needs to serve many uses.' 'Large multipurpose rooms with floor to ceiling windows that bring the outside in.'





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



ONLINE SURVEY FINDINGS

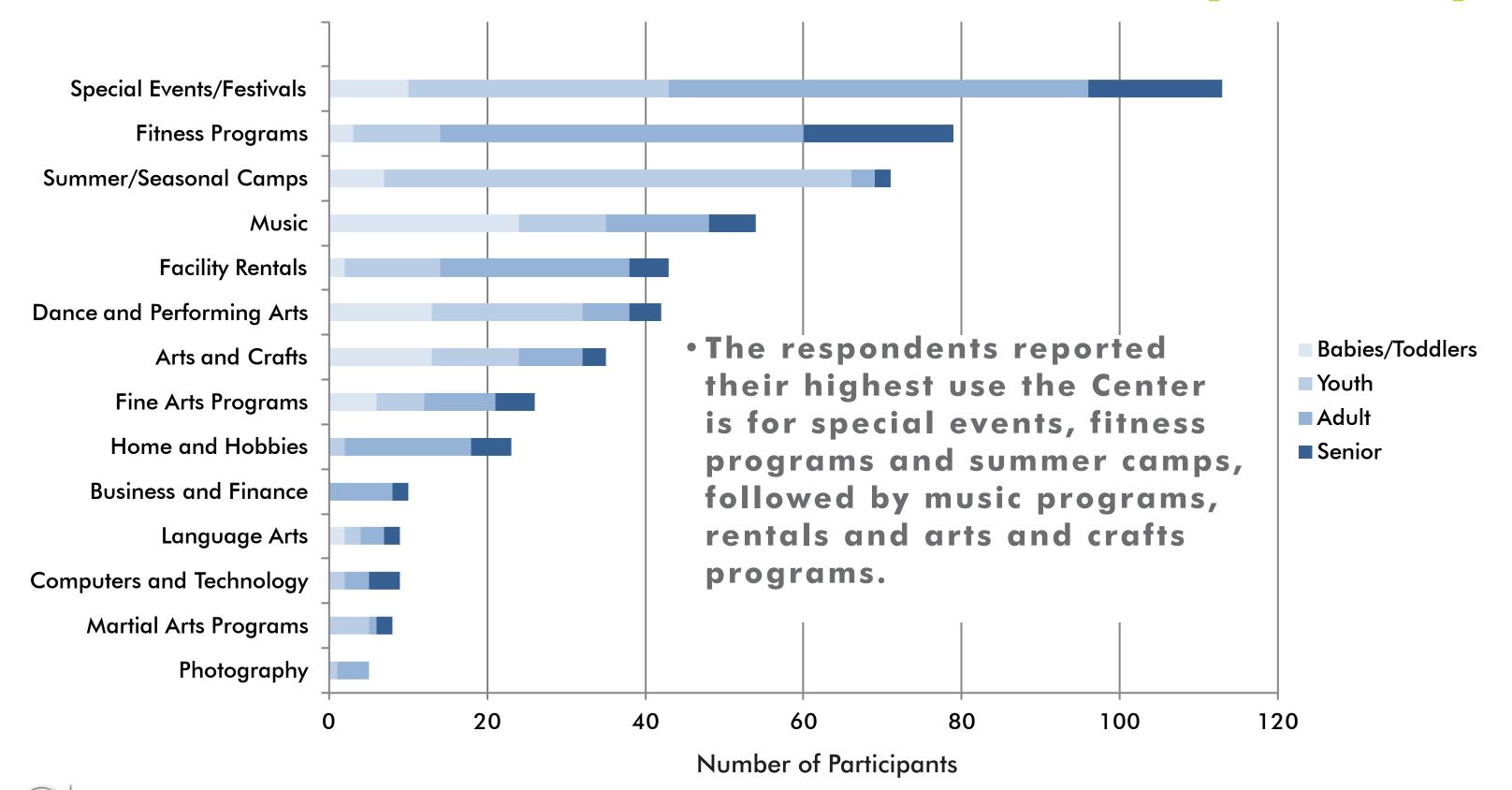
• As of September 4, 2013, 267 people have responded to the survey, providing insight into their usage of the existing recreation center as well as their vision for new programs and spaces.

Burlingame Community Center Master Plan Survey - 2013					
6. Which current programs has your household participated in 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					
Gymnastics					
Home and Hobbies					
Business and Finance					
Martial Arts Programs					
Fine Arts Programs					
Dance and Performing Arts					
Photography					
Language Arts					
Computers and Technology					
Arts and Crafts					
Music					
Summer/Seasonal Camps					
Special Events/Festivals					
Facility Rentals					

- 70.4% of respondents are female, while 29.6% are male.
- Over 50% of participants had family members aged 0-10 years
- Approximately 40% of the respondents use the Recreation Center once or twice a week or more
- Approximately 25% of the respondents rarely or never use the Recreation Center



CURRENT PROGRAMS – Community Survey





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







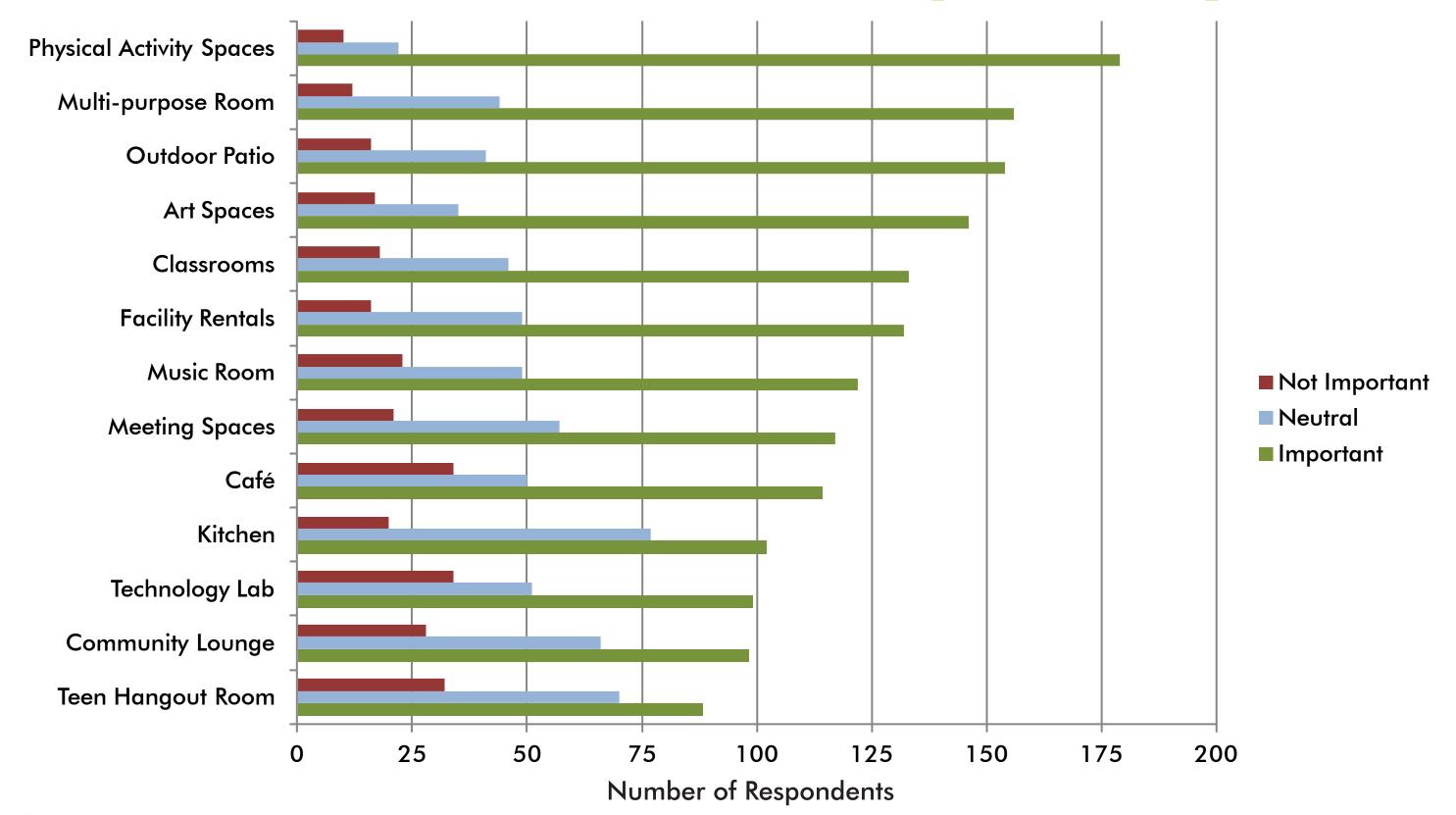








KEY SPACES – Community Survey







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NEIGHBORHOOD- Context



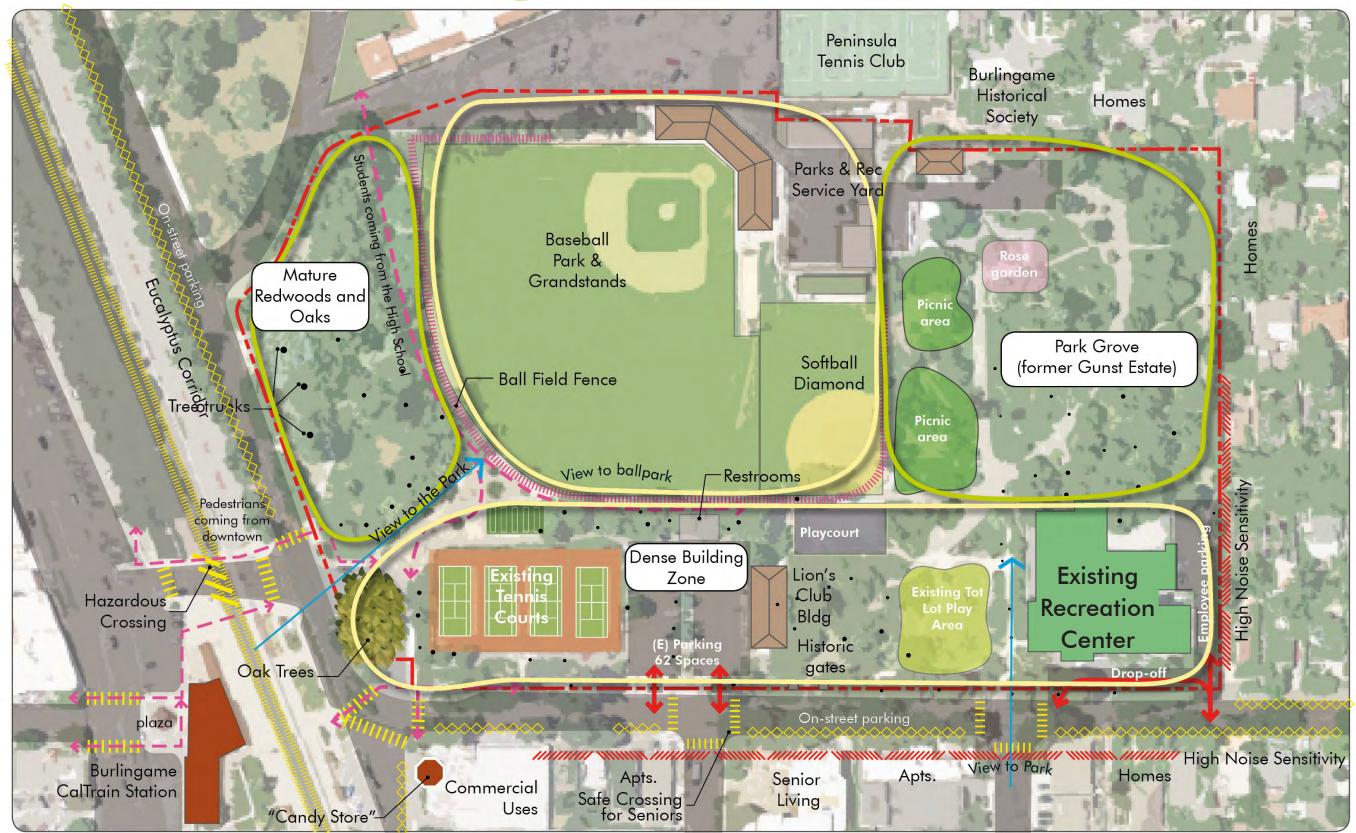


NEIGHBORHOOD- Access + Circulation





SITE - Site Analysis





REC. CENTER - Existing Spaces

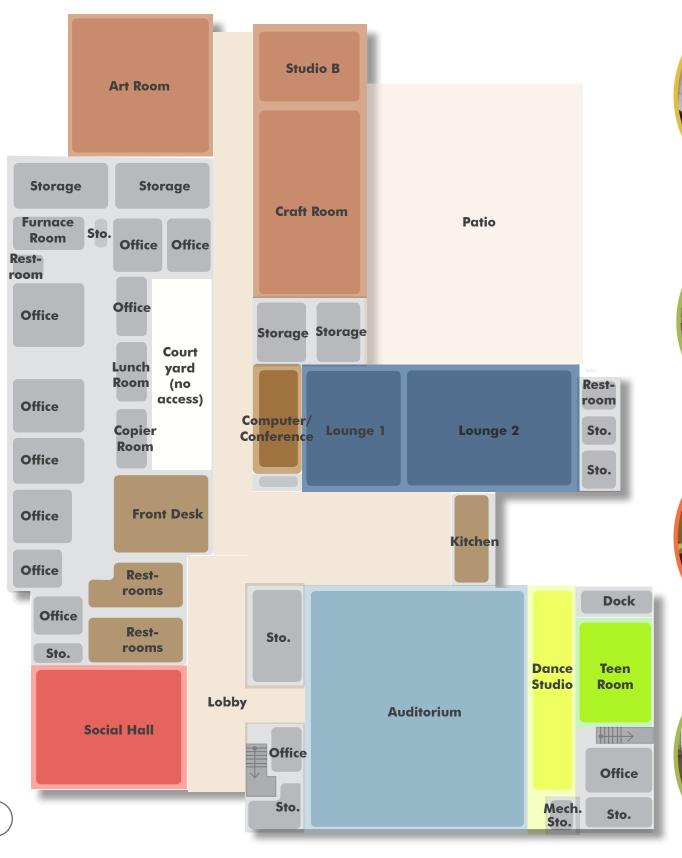


Departn	nent		Total SF
1	Art Rooms		3,300
2	Lounges		2,300
3	Social Hall		1,200
4	Teen Room		550
5	Dance Studio		700
6	Auditorium		3,500
7	Computer		400
8	Office		3,680
9	Storage Spaces		5,720
		Culatatal	21 200
		Subtotal	21,300
159	% Circulation Factor		3,700

Total Program 25,000 sf



REC. CENTER - Building Assessment



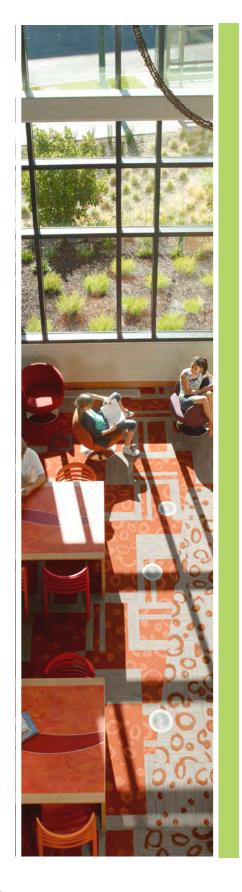








- Outdated building infrastructure (mechanical, plumbing, electrical, data systems) limits uses
- 2. Seismic safety issues
- 3. A. Building is inaccessible to community due to lack of ADA compliance
 - **B.** Limited ADA restrooms
- 4. Limited number and capacity of spaces for program, services and events (facility at capacity)
- 5. Insufficient number of restrooms for large events
- Character and ambience of existing meeting spaces limits revenue potential
- 7. Limited functionality for Dance Studio, Technology, and Teens due to reuse of existing spaces
- 8. Lack of adequate storage limits uses
- 9. Limited back-of-house access, services
- 10. Non-intuitive interior circulation + wayfinding



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PROGRAM OPTIONS - Option A, B + C

A		
Sp	ace	Total SF
1	Entry	1,700
2	Activity & Meeting Spaces	4,700
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	2,070
8	Staff Spaces	2,250
9	Support Spaces	1,900
Su	btotal	24,200

Total Program \sim 30,200 sf

6,000

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

20% Circulation Factor

D		
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
Subtotal 20% 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
- + improved storage

Sp	ace	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
	btotal % Circulation Factor	33,500 8,400
I		

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

SITE STRATEGIES



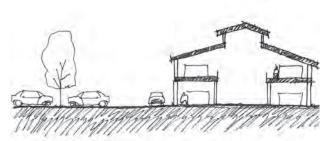


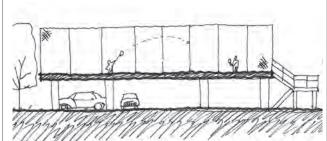
PARKING OPTIONS SUMMARY

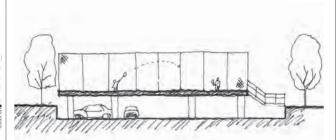
SURFACE PARKING DECK OVER ON-GRADE PARKING 1/2 LEVEL
BELOW GRADE
PARKING

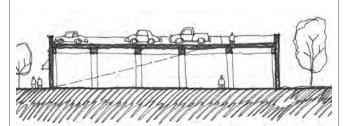
ROOFTOP PARKING

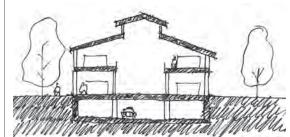
BELOW BUILDING PARKING













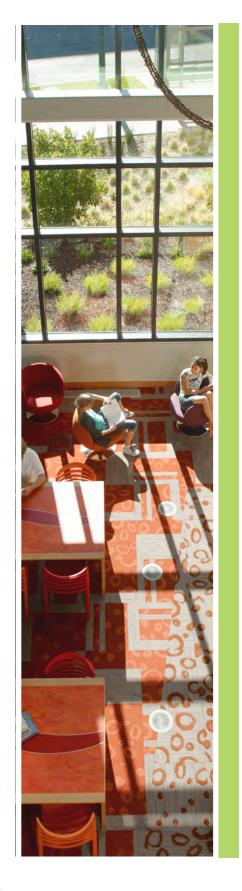












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NEXT STEPS

- Planning Commission Fall 2013
- Community Meetings Round 2
 Winter 2014
- Burlingame City Council Meeting Winter 2014

