

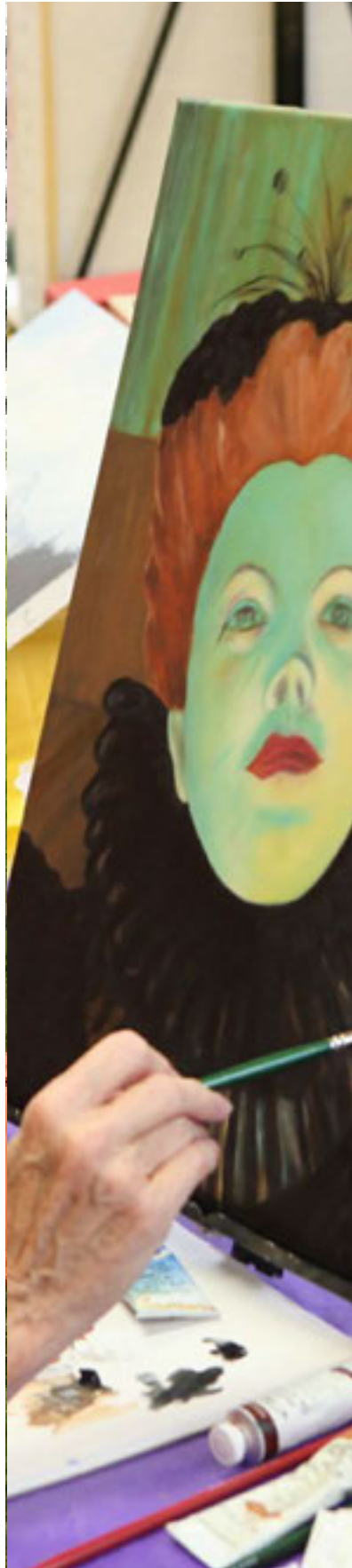


City of Burlingame Community Center Conceptual Design

City Council Study Session

August 17, 2015
6:00 pm





AGENDA

1. Project and Schedule Overview

- Schedule Update
- Community Engagement Summary

2. Master Plan Review

3. Building Program

- Building Program Overview
- New Programming Opportunities
- Revenue Analysis

4. Conceptual Design

- Floor Plans
- Building Design Options
 - Option A: Traditional Mission “Civic”
 - Option B: Traditional Mission “Residential”
- Interior Vignettes

5. Next Steps



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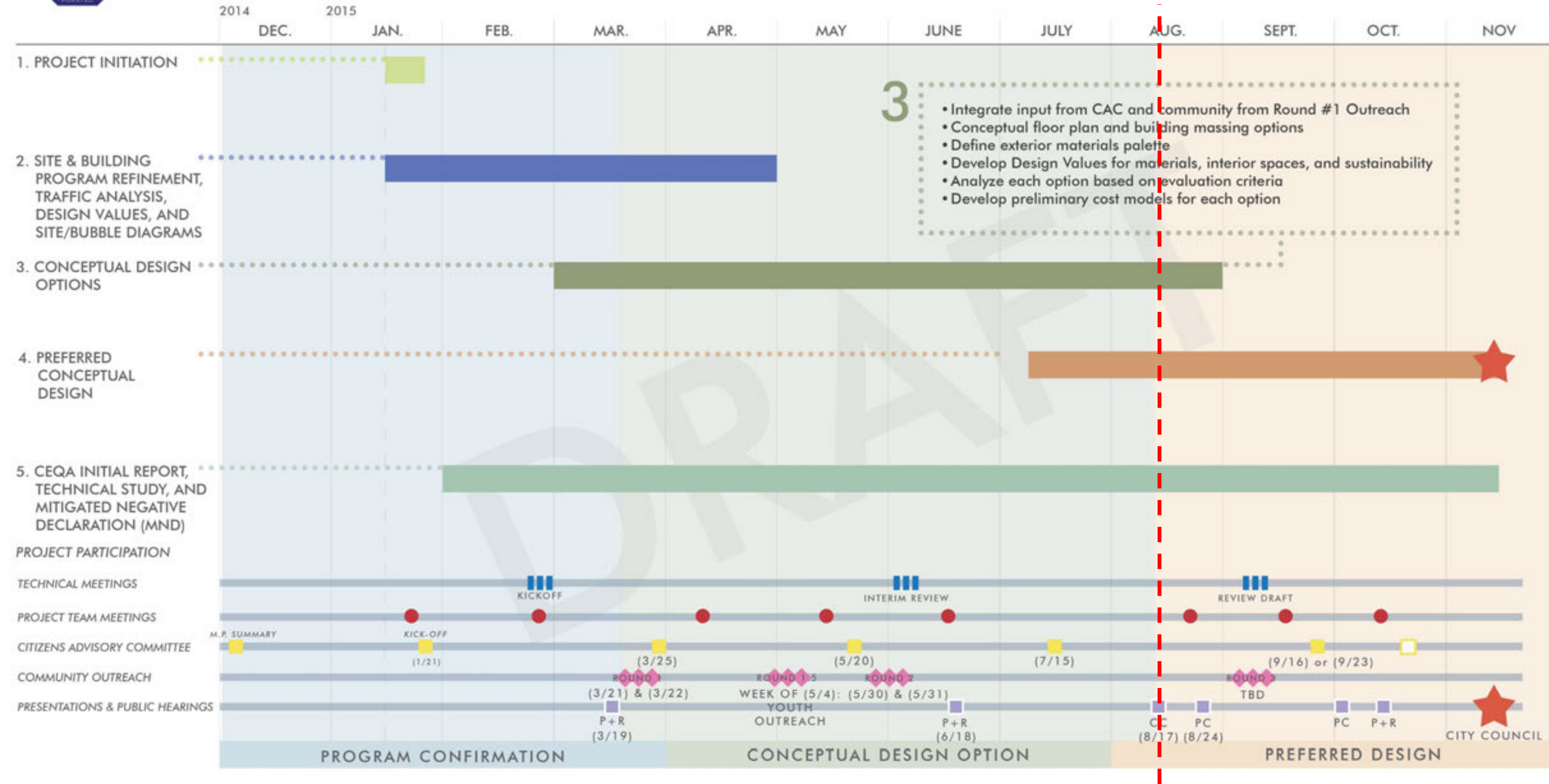
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BURLINGAME COMMUNITY CENTER

CONCEPTUAL DESIGN AND INITIAL STUDY, TECHNICAL REPORTS & MND



COMMUNITY ENGAGEMENT: MASTER PLAN PHASE

Fall 2013 to Fall 2014 – 550+ Respondents

- (1) Fresh Market Community Outreach Session
- (1) Streets Alive! Farmers Market Meeting
- (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
- (12) eNews
- (1) Parks and Recreation Commission Meeting
- (1) Planning Commission Meeting
- (2) Technical Meetings with City Staff
- (8) Project Management Team Meetings



COMMUNITY ENGAGEMENT: CONCEPTUAL DESIGN

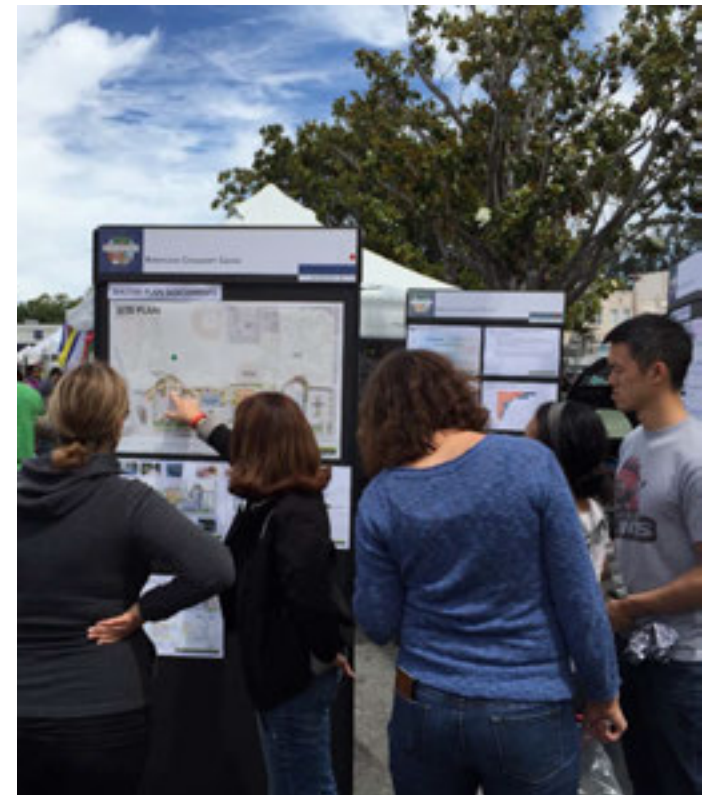
987+ Respondents

■ Completed (*to date*):

- (2) Fresh Market Outreach Sessions
- (2) Community Open Houses at Washington Park
- (1) Lunchtime Kiosk at BHS
- (1) Lunchtime Kiosk at BIS
- (2) Parks & Recreation Commission Meetings
- (4) Citizens Advisory Committee Meetings
- Online Survey, Spring 2015 (*124 respondents*)
- Dedicated Master Plan website and eNews mailings

■ Planned (*subject to change*):

- (1) Downtown Merchants Association Meeting
- (1) Rotary Club Meeting
- (1) Burlingame Mother's Club Meeting
- (1) Traffic and Safety Commission Meeting
- (2) Planning Commission Meetings
- (1) City Council Study Session Meeting
- (1) City Council Meeting





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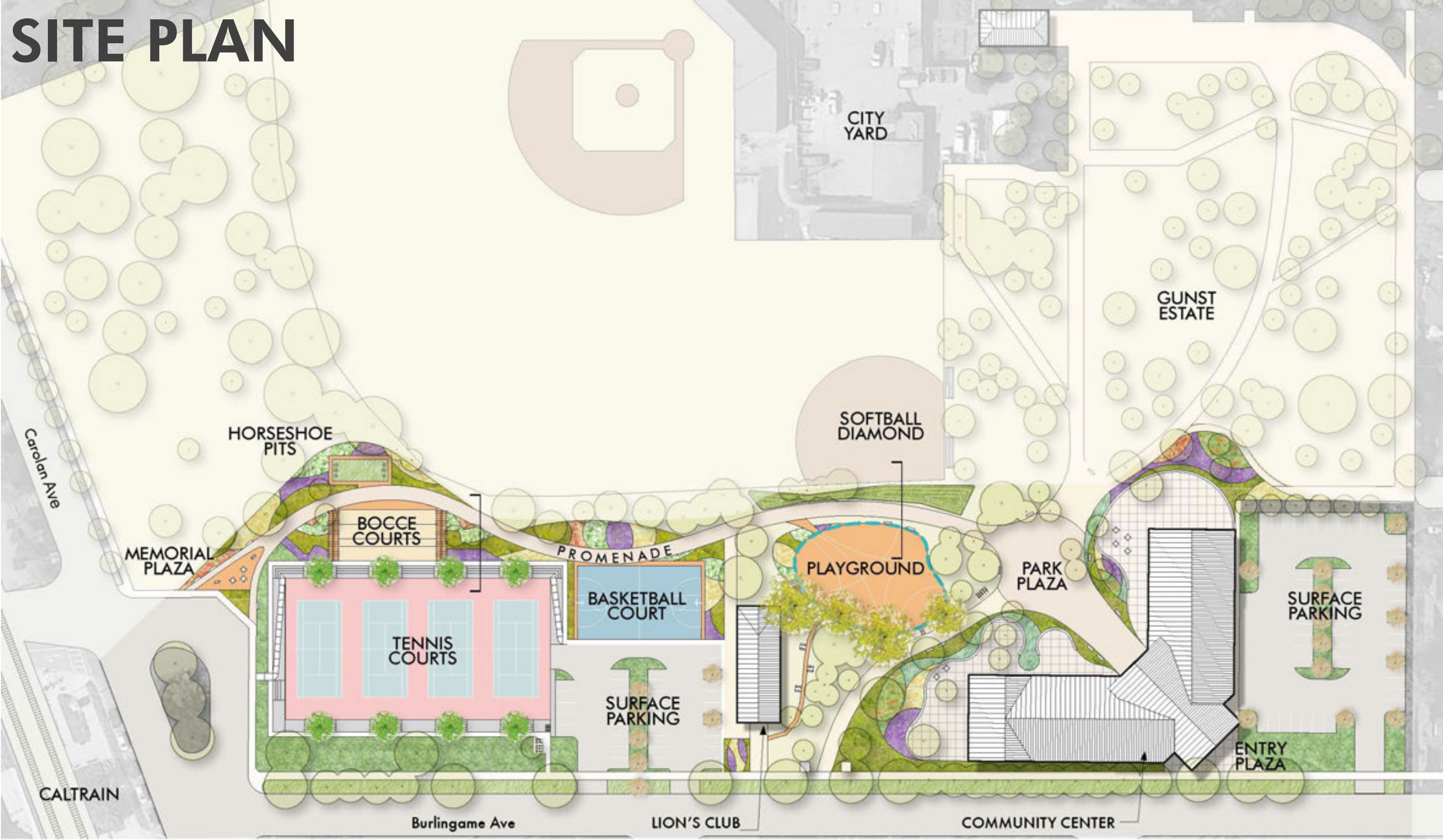
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SITE PLAN





Bocce Courts + Horseshoe Pits



Pathway Seating



Bermed Event Seating



Entry plaza



Basketball Courts



Playground



Dance & Exercise Rooms



Tree-covered Parking

SITE SECTIONS



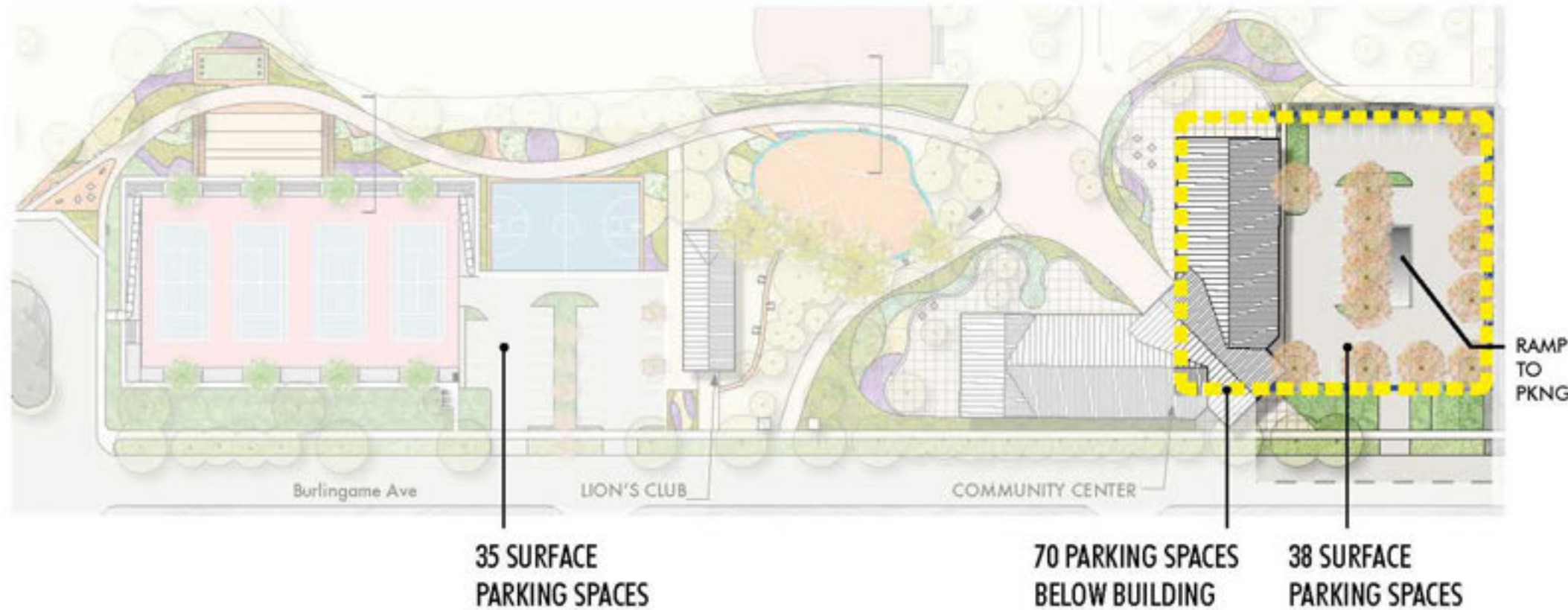
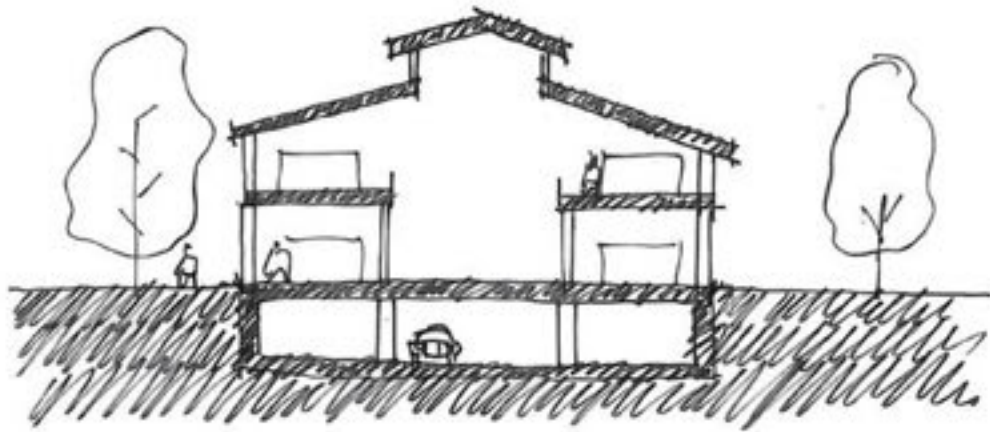
WASHINGTON PARK SITE SECTION -
PROMENADE AT PARKING/TENNIS COURTS

WASHINGTON PARK SITE SECTION -
PROMENADE AT EXISTING SOFTBALL DIAMOND
AND RELOCATED PLAYGROUND

PARKING OPTIONS - 143 spaces

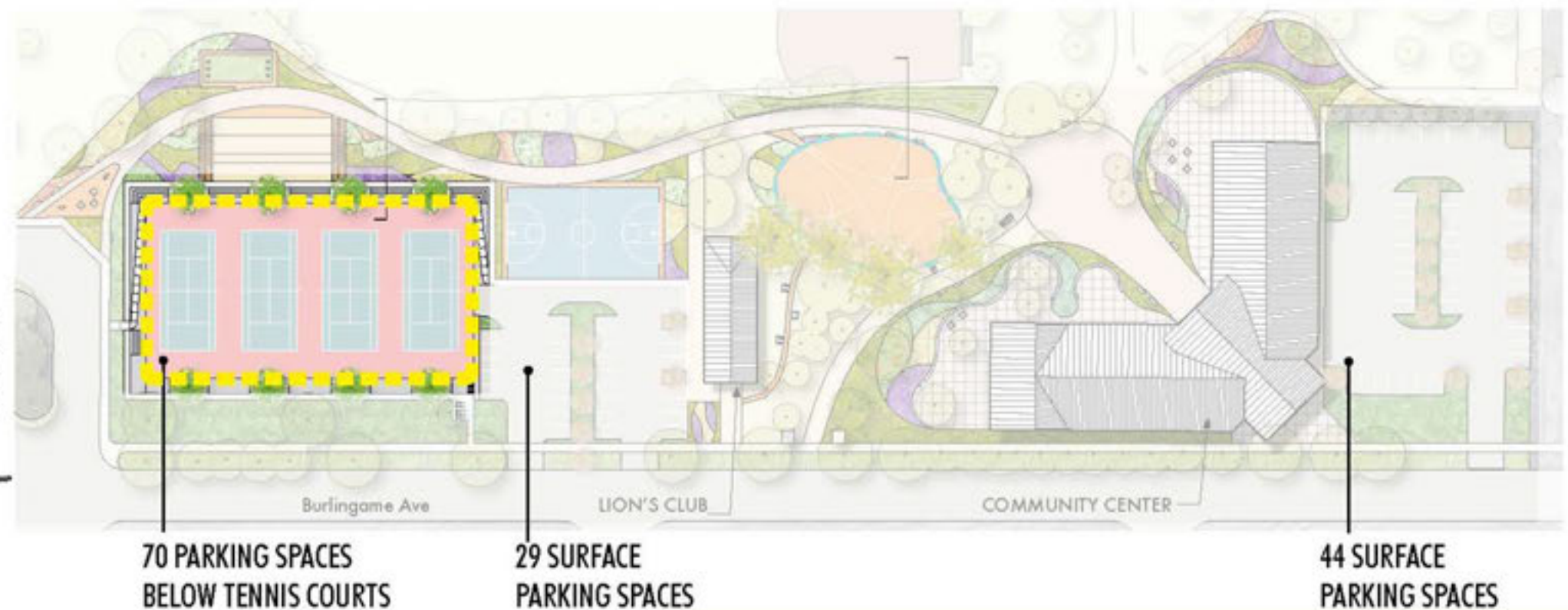
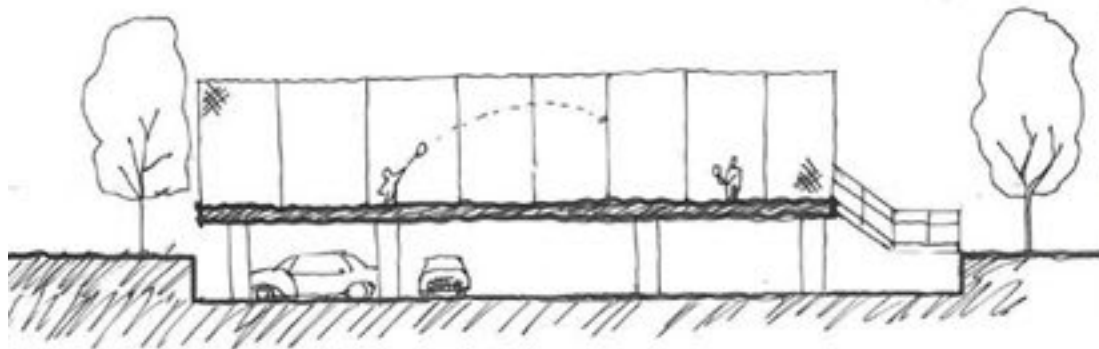
Option 1

Surface +
Underground Parking



Option 2

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



PARKING LOT: MITIGATION STRATEGIES

JUNE 18TH PARKS & RECREATION MEETING COMMENTS:



- Concerned about parking lot adjacency to residential homes
- Underground parking located at the community center will increase traffic flow in and out of surface parking lot; congested conditions
- Explore opportunities for community center surface lot to be zoned for short-term and staff parking use
- Incorporate vegetated sound wall along surface lot and residential homes to buffer noise
- Neighbors directly adjacent to community center advocate for underground parking option at tennis courts only
- Zoned curbs along Burlingame Ave. in front of the community center for no parking or bus loading only
- Think creatively about other parking and transit options



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BUILDING PROGRAM OPTION

Proposed Spaces: Compare to (E) Spaces:

1	Lobby and Reception	
	Social Lounge and Gallery	Lounge 2
2	Community Hall	
	Multipurpose Room @ 4,000 sf	Auditorium @ 3,500 sf
	Raised Platform	
	Catering Kitchen	
	Conference/Small Meeting Room	
3	Enrichment and Personal Development	
	Enrichment Center Classroom	
	Teen Scene/Adult Drop-in	Teen Room
	Kids Town	
	Musical Arts	Studio B
4	Social & Assembly	
	Large Meeting Room	Social Hall
	Active Lounge	Lounge 1
5	Tinker Lab	
	Maker Space	Computer Room
6	Visual & Fine Arts	
	Fine Arts	Art Room
	Creative Arts & Ceramics	Craft room
	Kiln Room	
7	Performing Arts, Dance, & Fitness	
	Dance & Fitness Studio	Dance Studio
8	Staff Spaces	
9	Support Spaces	

ADDITIONAL & IMPROVED PROGRAMMING SPACES:

- + Attractive Community Hall with raised platform
- + Teen Scene classroom
- + Kids Town classroom
- + Maker Space
- + Dance & Fitness Studio

Total Program ~35,700 sf



GROUP 4

08.17.15

14

BURLINGAME COMMUNITY CENTER

EXISTING PROGRAMMING – EXAMPLES



Music in the Park
Washington Park



Youth Summer Camps
Various Spaces



Youth & Teen Ceramics
Fine Arts



Oils/Various Media
Art Class
Art Room



Fitness Boot Camp
Auditorium



Drop-in Pickleball
Auditorium

WEEKLY PROGRAMMING SUMMARY

Total hours programmed in new facility (existing and new programs):

FALL: 180 HOURS
SUMMER: 420 HOURS

NEW PROGRAMMING OPPORTUNITIES – EXAMPLES



Weddings
Community Hall



Fundraising/Rentals
Community Hall



Lifelong Learning
Large Meeting Room



Sporting Watch Parties
Large Meeting Room



Teen Hip Hop
*Dance/Fitness Studio/
Community Hall*



Capoeira
*Dance/Fitness Studio/
Community Hall*



After School Homework Drop-in
Teen Scene



Home Arts: Quilting
Enrichment Center

NEW PROGRAMMING OPPORTUNITIES – EXAMPLES



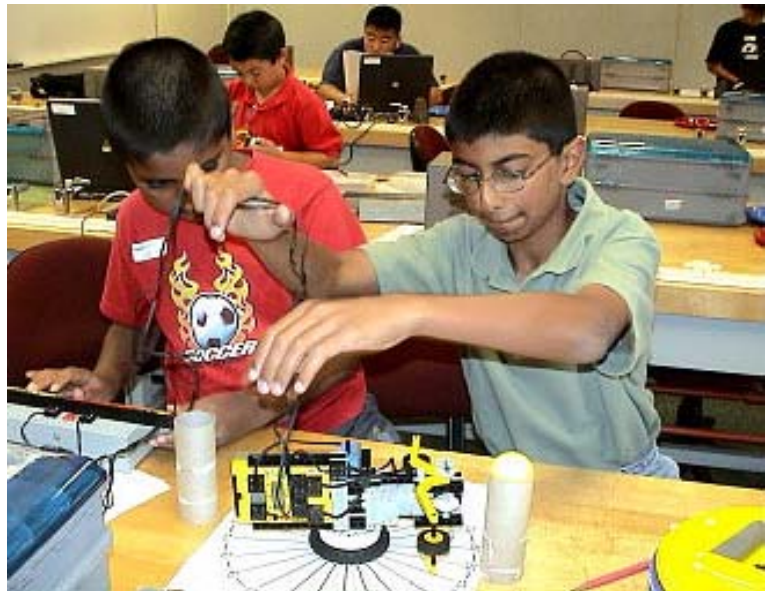
DIY Home/Garden Art
Creative Arts & Ceramics



Photography
Fine Arts



Friday Night Paint & Sip
Fine Arts



Lego Robotics
Maker Room



iPad/iPhone 101
Maker Room



Birthday Party Rental
Kids Town

WEEKLY PROGRAMMING SUMMARY

Total hours programmed in new facility (existing and new programs):

FALL: 420 HOURS
SUMMER: 600 HOURS



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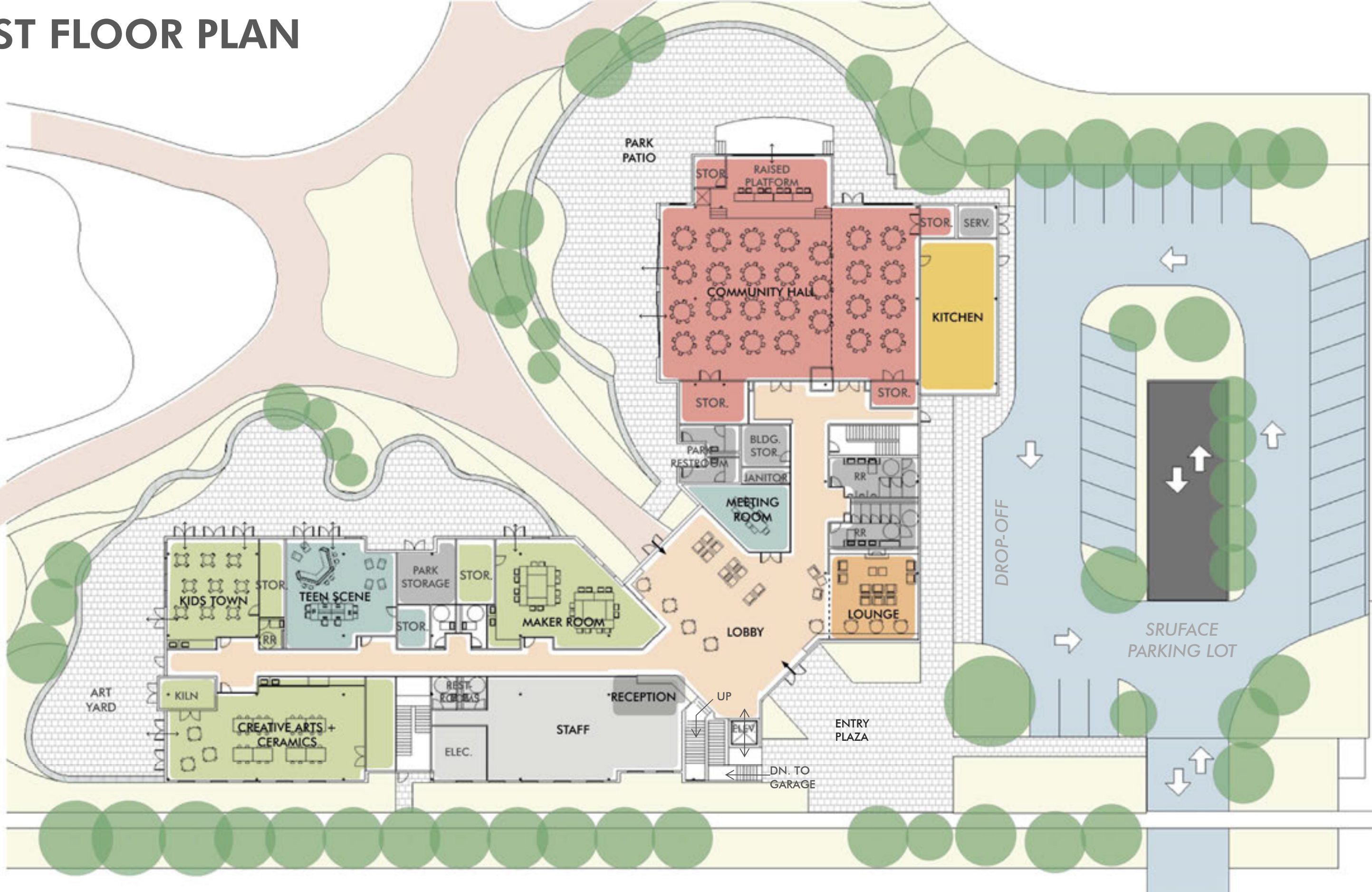
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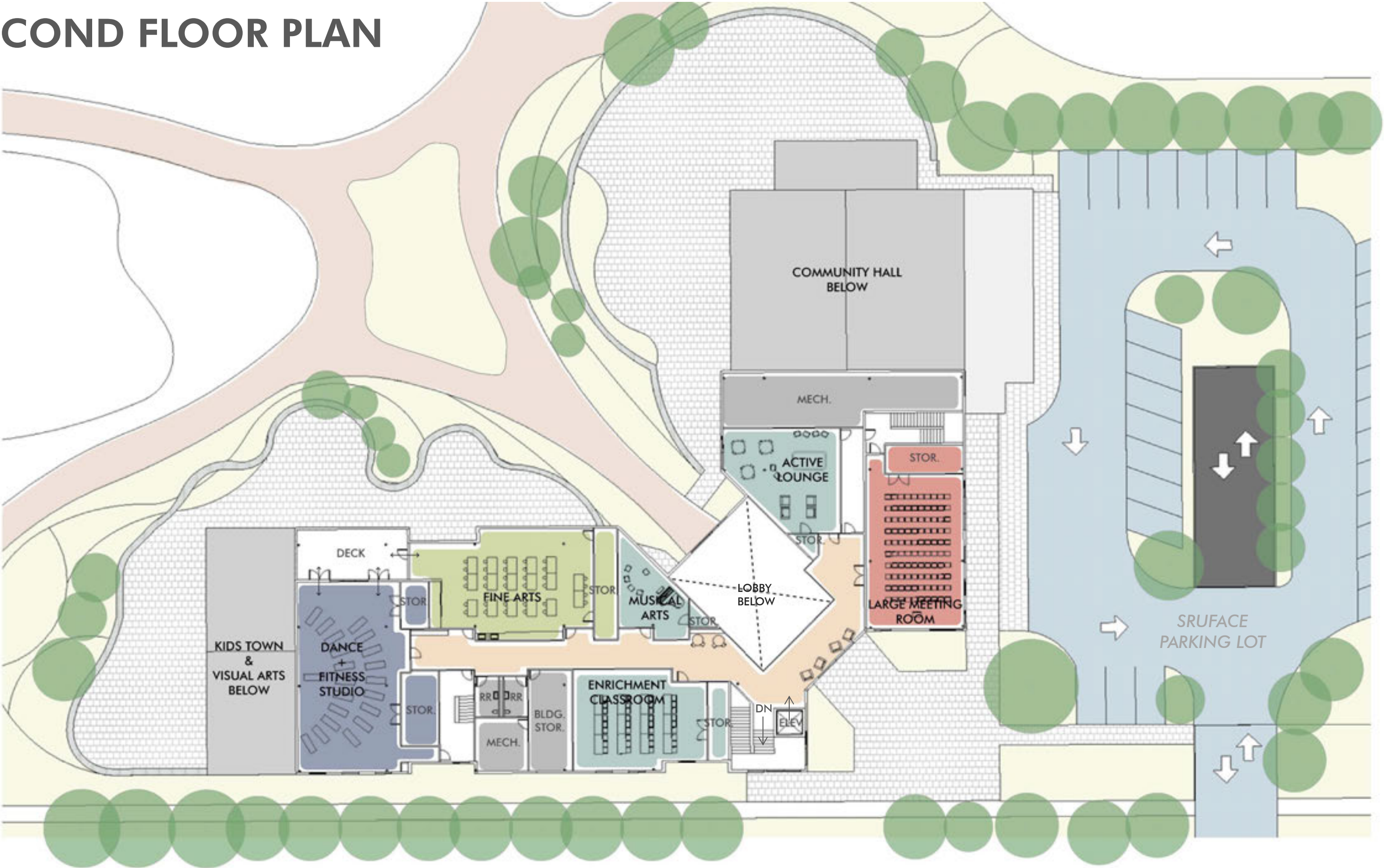
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FIRST FLOOR PLAN







SECOND FLOOR PLAN



BURLINGAME COMMUNITY CENTER

CONCEPTUAL DESIGN OPTIONS: CAC SUMMARY

	A1	A2	B1	B2
DESIGN VALUES	TRADITIONALLY INFLUENCED "MISSION"	TRADITIONALLY INFLUENCED "ARTS & CRAFTS"	WARM & INVITING "GABLES"	WARM & INVITING "PAVILIONS IN THE PARK"
COMMENTS:	 <ul style="list-style-type: none"> • LIKE THE ENTRY TOWER • MORE ARTICULATION NEEDED • EXPLORE INCORPORATION OF ARCHES • MAKE COLONNADE MORE PROMINENT • INCLUDE MORE TRADITIONAL MISSION OR SPANISH INFLUENCED ELEMENTS 	 <ul style="list-style-type: none"> • LIKE THE FEEL OF THE COMMUNITY HALL MASSING • ENTRANCE FEELS TOO INSTITUTIONAL • LIKE THE TRELLIS • MORE SHALLOW ROOF PITCH 	 <ul style="list-style-type: none"> • GABLE ROOF TOO DOMINANT 	 <ul style="list-style-type: none"> • BUILDING FORMS MELD WELL WITH THE PARK • LIKE HOW THE BUILDINGS OPEN UP TO THE PARK • WELL-ARTICULATED • LIKE THE TRANSPARENCY • BUTTERFLY AND SHED ROOFS REDUCE THE VISUAL PROMINENCE OF THE ROOF FORMS • BUILDING FORMS TOO BROKEN UP? • NOT TIMELESS • DOES NOT FEEL LIKE BURLINGAME

TRADITIONAL MISSION "CIVIC"

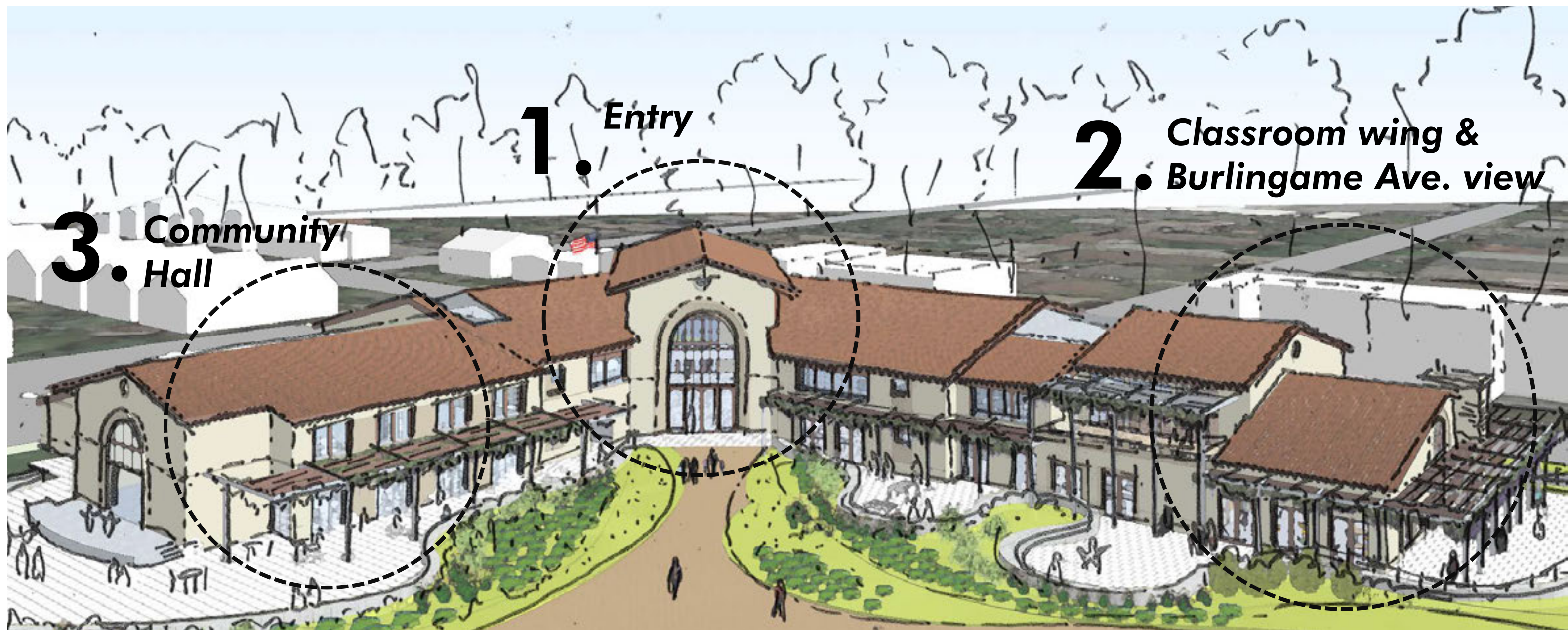
A



TRADITIONAL MISSION "RESIDENTIAL"

B





TRADITIONAL MISSION "RESIDENTIAL"
EXTERIOR VIGNETTE FOCUS AREAS FOR OPTIONS B1 & B2

B



AREA 1: ENTRY
EXTERIOR VIGNETTES **B1**



AREA 1: ENTRY
EXTERIOR VIGNETTES **B2**



AREA 2: BURLINGAME AVE. CLASSROOM WING
EXTERIOR VIGNETTES OPTIONS

B1



AREA 2: BURLINGAME AVE. CLASSROOM WING
EXTERIOR VIGNETTES OPTIONS

B2



Park terrace connections

AREA 3: COMMUNITY HALL
EXTERIOR VIGNETTES OPTIONS **B1**



Raised platform & terrace connections

AREA 3: COMMUNITY HALL **B1**
EXTERIOR VIGNETTES OPTIONS



Park terrace connections

AREA 3: COMMUNITY HALL
EXTERIOR VIGNETTES OPTIONS

B2



Raised platform & terrace connections

AREA 3: COMMUNITY HALL
EXTERIOR VIGNETTES OPTIONS **B2**



INTERIOR VIGNETTE: COMMUNITY HALL



INTERIOR VIGNETTE: KIDS TOWN



INTERIOR VIGNETTE: DANCE & FITNESS STUDIO



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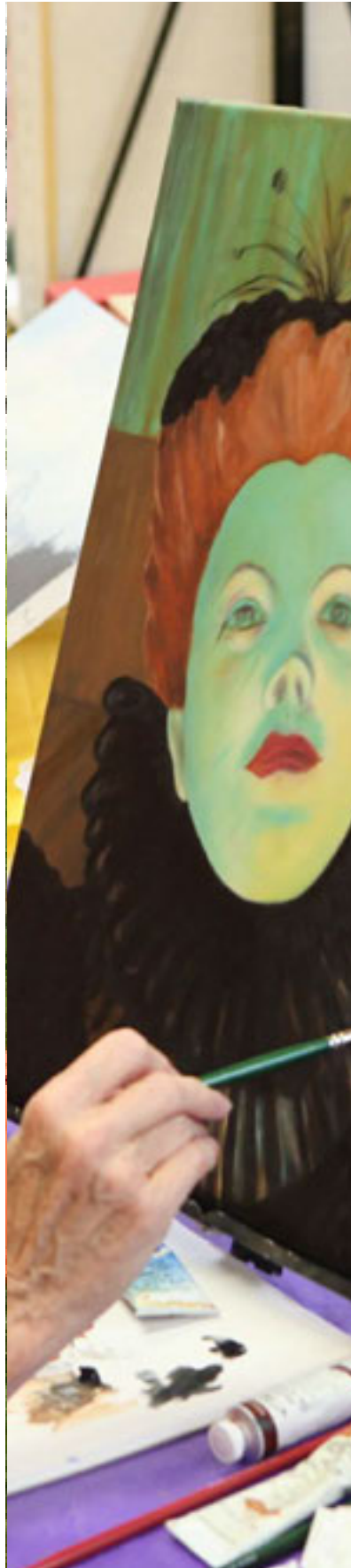
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NEXT STEPS

☐ **AUGUST 24th:**

Planning Commission Meeting, 7pm

Burlingame Community Center

Program Ideas

Exhibit B

Creative Arts/Ceramics Flooring: Resilient	Dance & Fitness Flooring: Wood	Enrichment Flooring: Resilient	Fine Arts Flooring: Resilient	Kid's Town Flooring: Carpet/Resilient	Large Meeting Flooring: Carpet	Maker Space Flooring: Resilient	Musical Arts Flooring: Carpet
Program Ideas	Program Ideas	Program Ideas	Program Ideas	Program Ideas	Program Ideas	Program Ideas	Program Ideas
Preschool							
Little Green Thumbs: Pre K Art	Ballet & Fairy Tales Mommy and Me Bollywood			Baby Boogie Children's Playspace Mommy and Me Fun Drop-in care while adult at class	Tumbling		
Youth							
	Light Sabre Combat Home School Fit			Reading Niche Birthday Parties Buddies Playdate Introduction to Pets	Mystery Theater	Marshmallow Math Crazy Chemist Spy Academy Home School Lab Great Inventions: Next Step Jet Cadets: Flying Machines	Spanish Music Together
Youth/Teens							
	Tae Kwon Do Judo Jujitsu Chang Tai Do Karate Aikido	Board Game Masters Juggling Magic Tricks Writing Screenplays			Open Night Storytelling	Digital Photography App Design Anime	
Teens							
Makeup Monsters	Hip Hop Teen Dance	Teen Startups: Business Basics				Teen Architecture Design Lego Mindstorm Prosthetics Label Designing	
Teens/Adult							
Nail Art DIY: Potting Creations Jewelry Making	Capoeira						Tuning & Instrument Care Voice Acting
Adult							
Mixology Wire Works	Insanity Workout Mommy Fitness Kuk Sool Won Broadway Moves Savate Kickboxing	Balance & Core Training Landscape Design			Stand-Up: Comedian Training Group Karaoke Financial Fitness for Women Workshops	Industrial Graphics Brand Creation	The Art of Listening
Adults/Mature Adults							
Friday Night Paint & Sip Urban Gardens DIY Home/Garden Art	Hoop Dance Pilates Fusion Power Yoga Yogalates	Safe Driving Techniques Pet First Aid & CPR Knife Skills Rejuvenate Your Retirement Senior Balance Chair Yoga Home Arts: Quilting Act Out!: Improvisation Functional Training: Seniors Ancestry/Genealogy	Marco Photography Photography Expressive Drawing Commercial Drawing Framing & Matting Home Decorating Flower Arranging Sculpture		Monday Night Football: Sr. Social Lifelong Learning Lecture Series Art History	iPad 101 iPhone 101 Exploring Social Networking: Facebook, Twitter, Instagram Blogging	Conference rentals

Total Additional Programming Hours:

- Fall/Winter/Spring = 237 hours each season
- Summer = 183 hours

Burlingame Community Center

Existing Programs

Exhibit B

Creative Arts/Ceramics	Dance & Fitness	Enrichment	Fine Arts	Kid's Town	Large Meeting	Maker Space	Musical Arts
Existing Programs:	Existing Programs:	Existing Programs:	Existing Programs:	Existing Programs:	Existing Programs:	Existing Programs:	Existing Programs:
Preschool							
	Dancing Together Tiny Tots Ballet Princess Pre-Ballet	Tumble & Dance		Parents & Me Mandarin Baby & Me Mandarin Drop & Go Creative Corner Tiny Tots Boogie My First Art Class			Peninsula Music Together
Youth							
Kids Carpentry	Ballet & Tap Hip Hop Boogie Pre-Ballet Irish Dancing	Manners are Fun			Math Olympiad Common Core Reading Chess Wizards	LEGO	Piano Voice Lessons Guitar/Ukelele
Youth/Teens							
Youth & Teens Ceramics	Karate				Debate	STEM Robotics Tech Builders	Piano Readiness
Teens							
		SAT/ACT Prep Babysitting Workshop	Manga Cartooning			Video Game Design	
Teens/Adult							
	Karate	Driver's Education					Piano Voice Lessons Guitar/Ukelele Public Speaking
Adult							
Adult Ceramics	Adult Tap Bellydance Boot Camp Cardio Kick	Meditation for Beginners Language Classes Buisness Marketing Pet Health Workshop Awareness through Movement Adventures in Fitness	Knit Wits Watercolor Oils Drawing Paper Crafting Meeting Rentals		Meeting Rentals Public Meetings HomeBuyers Bootcamp Employee Stock Couple Communication		
Adults/Mature Adults							
Jewelry Knotting	American Line Dancing Power Fusion Strength & Wellness through Fitness Tai Chi/Qi Gong						

Community Hall Rental Comparison - Public

	San Leandro S.C.	Oshman Family C.C.	Strawberry Rec. District	Milpitas C.C.	Belmont - Barrett C.C.	Robert Livermore Center	Mill Valley C.C.	Pleasant S.C.	Pinole Senior Center	SF Rec & Park Lake Merced Boathouse	SF Rec & Park Stern Grove Clubhouse
Address	13909 E. 14th St. San Leandro, CA 94578 510-577-7990	Oshman Family JCC Taube Koret Campus 3921 Fabian Way Palo Alto, CA 94303 650-223-8700	118 E. Strawberry Drive Mill Valley, CA 94941 415-383-6494	457 East Calaveras Blvd. Milpitas, CA 408-586-3210	1870 Ralston Avenue Belmont, CA 94002 650-595-7441	4444 East Ave. Livermore, CA 94550 925-373-5700	180 Camino Alto Mill Valley, CA 94941 415-383-1370	5353 Sunol Blvd. Pleasanton, CA 925-931-5340	2500 Charles Avenue Pinole, CA 510-724-9800	1 Harding Road San Francisco, CA 94132 415-831-5500	2750 19th Ave San Francisco, CA 94110 415-831-5500
Seating Capacity:	Entire Hall (A & B): 270 banquet	300 banquet	265 banquet	300 banquet	200 seats with 10 per table	400 banquet	285 banquet	320 banquet	250 banquet	126 banquet	120 banquet
Hall Rental Rates:	Residents: \$150/hr Non-Residents: 225/hr Business: 225/hr Non-Business, Commercial and all other non resident groups: \$263/hr	\$350 per hour during weekdays and \$600 per hour weekends (10% off rental rates with membership)	Resident: \$89/hr Regular Rate: \$152/hr Non-Profit: \$102/hr Commercial: \$185/hr	Resident Rate: \$160/hour Non-Resident: \$220/hr	Resident: \$80/hr Non-Resident: \$130/hr	Resident: \$280/hr-\$2,240/8 hrs Non-Resident: \$320/hr-\$2,560/8 hrs.	8 hours: Resident & Non-Profit \$2600 Primetime Greater MV & Beyond NR \$2,800; Greater Mill Valley and Beyond Commercial \$2,900	4 hour miinimum: Resident \$185 x 4hrs= \$740; Non-Resident \$240 x 4 hrs=\$960, Commercial \$310 x 4 hrs=\$1,240	First 5 hr: \$625 (resident) / \$775 (non-resident) Add. Hr: \$90 (resident) / \$120 (non-resident) Decorating/Clean-up: \$45 Table set-up/take-down: \$100	Non-profit: \$120/hour All others: \$220/hour	\$157/hour Min. 6 hours Outside area: \$200 fee