AGENDA

1. Introduction
   - Overview
   - Project Schedule
   - Community Participation to date
   - Master Plan Statements
     - Parking Approach
     - Program Approach
     - Building Size and Scale Approach

2. Master Plan Primary Options
   - Building Location Options
   - Parking Strategy and Location Options

3. Master Plan Secondary Options
   - Tennis and Basketball Court Location Options
   - Promenade Design Options
   - Playground Location Options

4. Report Back
## Burlingame Community Center Pre-Project Schedule

### 1. Project Initiation (Mar - May)
- **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 (Jun - Aug)
- **Analysis of existing programs, services, & facilities**
- **Recreation trends, uses, & priorities survey**
- **Comparable communities (SF/cap)**
- **Recreation space needs assessment & service delivery alternatives**
- **Building & site program options**
- **Prepare draft project controls: schedule, directory, workplan**
- **Review City provided documents**
- **Collect project information & develop exhibit backgrounds**
- **Prepare draft public outreach strategy & meeting schedule**
- **Prepare draft project goals & objectives — site & building**
- **Prepare up to 4 site alternatives addressing combinations of highest & best uses for the site**

### 3. Site Plan Options
- **Physical conditions, land use, circulation, environmental**
- **Existing parking analysis & available traffic data**
- **Bike & pedestrian paths & trails**
- **Site challenges & opportunities**
- **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 (Sep - Nov)
- **Integrate input from CAC & community input process**
- **General design/public realm concepts, goals, & strategies**
- **Building form, orientation, scale, & compatibility w/ surrounding neighborhood**
- **Sustainability, accessible design**
- **Implementation plan**
- **Integrate input received from stakeholders, CAC, & community input process into the draft master plan**
- **Prepare final version of Master Plan**
- **Prepare presentation & exhibits for public hearings**
- **Coordinate with staff & prepare presentations & exhibits for public hearings**
- **Prepare final version of Master Plan**

### Project Participation
- **Focus Groups & Workshops**
- **Project Team Meetings**
- **Citizens Advisory Committee**
- **Community Meetings**
- **Presentations & Public Hearings**

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<th>2013</th>
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<tr>
<td><strong>Mar - May</strong></td>
<td><strong>Jun - Aug</strong></td>
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<td><strong>Apr</strong></td>
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<td><strong>May</strong></td>
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COMMUNITY ENGAGEMENT TO DATE
Fall 2012 to Spring 2014

• (1) Fresh Market Community Outreach Session
• (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
• (1) eNews
• (1) Parks and Recreation Commission Meeting
• (2) Technical Meetings with City Staff
• (8) Project Management Team Meetings
• (2) Burlingame ArtzFest
• (1) BYBA Opening Day
## RGCFP PROJECT DEVELOPMENT PROCESS

### Draft

#### Master Plan
- Need
- Vision
- General Program
- Site Options
- Parking Strategy
- Design Values
- Cost Planning
- Entitlements (CEQA)

#### Funding
- Funding Analysis
- Capital Campaign Assessment
- Grants Assessment
- Funding Strategy
- Ballot Measure

#### Program & Concept
- Detailed Building Program
- Conceptual Design

#### Design
- Schematic Design
- Design Development
- Construction Documents
- Building Permit

#### Construction
- Bidding and Award
- Construction
- Commissioning
- Opening!!

### Tasks

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<th>Public Input</th>
<th>Current Phase</th>
<th>Input Process &amp; Duration of Future Phases to Be Determined by City Council</th>
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<td>Focus Groups</td>
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<tr>
<td>Community Mtgs</td>
<td>12 – 15 Months</td>
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### Time

- 6 – ?? Months
- 6 – 9 Months
- 9 – 12 Months
- 12 – 15 Months
<table>
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<th>MASTER PLAN COMPONENTS</th>
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<td>COMMUNITY SURVEY</td>
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<td>SITE PROGRAM</td>
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<td>Building Program (CAC Recommended)</td>
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<td>Parking Approach (CAC Recommended)</td>
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<tr>
<td>Site Amenities (Ongoing Discussion with Community and Commissions)</td>
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<tr>
<td>SITE OPTIONS (Ongoing Discussion with Community and Commissions)</td>
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<tr>
<td>Option A</td>
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<td>Option B</td>
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Building Program Options Recap

Small, Medium and Large Programs
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<th>Department</th>
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<th>Department</th>
<th>Total SF</th>
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<td>Activity &amp; Meeting Spaces</td>
<td>5,300</td>
<td>Classrooms</td>
<td>3,800</td>
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<tr>
<td>Classrooms</td>
<td>3,800</td>
<td>Multi-Gen Activity Rooms</td>
<td>2,850</td>
<td>Technology/Media Lab</td>
<td>1,040</td>
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<tr>
<td>Visual &amp; Fine Arts</td>
<td>3,860</td>
<td>Athletics &amp; Fitness</td>
<td>10,820</td>
<td>Staff Spaces</td>
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<tr>
<td>Athletics &amp; Fitness</td>
<td>2,070</td>
<td>Staff Spaces</td>
<td>2,250</td>
<td>Support Spaces</td>
<td>1,900</td>
</tr>
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</table>

Subtotal | 28,400 |
| 20% Circulation Factor | 7,100 |

Total Program: \( \sim 35,500 \text{ sf} \)

- 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

---

| Entry | 1,700 |
| Activity & Meeting Spaces | 5,880 |
| Classrooms | 4,840 |
| Multi-Gen Activity Rooms | 2,850 |
| Technology/Media Lab | 1,040 |
| Visual & Fine Arts | 3,860 |
| Athletics & Fitness | 4,140 |
| Staff Spaces | 2,250 |
| Support Spaces | 1,900 |

Subtotal | 24,200 |
| 20% Circulation Factor | 6,000 |

Total Program: \( \sim 30,200 \text{ sf} \)

• 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
  + additional classroom
  + additional exercise room
  + improved storage

---

| Entry | 1,700 |
| Activity & Meeting Spaces | 5,300 |
| Classrooms | 3,800 |
| Multi-Gen Activity Rooms | 2,850 |
| Technology/Media Lab | 1,040 |
| Visual & Fine Arts | 3,860 |
| Athletics & Fitness | 4,140 |
| Staff Spaces | 2,250 |
| Support Spaces | 1,900 |

Subtotal | 33,500 |
| 20% Circulation Factor | 8,400 |

Total Program: \( \sim 41,900 \text{ sf} \)

- 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

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<tr>
<th>Spaces</th>
<th>Total SF</th>
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<tr>
<td>9 Support Spaces</td>
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<td><strong>Subtotal</strong></td>
<td><strong>28,400</strong></td>
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<tr>
<td><strong>20% Circulation Factor</strong></td>
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<tr>
<td><strong>Total Program</strong></td>
<td><strong>~35,500 sf</strong></td>
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</table>

- 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
  - + catering kitchen
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

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

BURLINGAME CC MASTER PLAN
SITE PLAN - EXISTING
BURLINGAME COMMUNITY CENTER
DRAFT 09.10.13

EXISTING

BUILDING SQUARE FEET
BUILDING FOOTPRINT

25,000 SF
25,000 SF

N 0'
40'
80'
160'

PROGRAM OPTIONS - Option A, B + C
Burlingame Community Center

Design Matrix - Decision Points

<table>
<thead>
<tr>
<th>Building Location Options</th>
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<tbody>
<tr>
<td>A</td>
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<td>B</td>
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<tr>
<td>C</td>
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<table>
<thead>
<tr>
<th>Parking Strategy Options</th>
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<tbody>
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<thead>
<tr>
<th>Tennis and Basketball Location Options</th>
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<tr>
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<tr>
<th>Promenade Design Options</th>
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<td>A</td>
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<tr>
<th>Playground Location Options</th>
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<td>B</td>
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</table>

- Formal
- Linear
- Meandering
- Informal
- Amidst the Trees
- Dispersed in the Glade
Master Plan Primary Options

Building Location Options
Option A

DESIGN CRITERIA
- Visibility from Burlingame Avenue
- Connection to Park
- Connection to pathways
- Engagement with surroundings
Option B

DESIGN CRITERIA
- Visibility from Burlingame Avenue
- Connection to Park
- Connection to pathways
- Engagement with surroundings
Master Plan Primary Options

Parking Strategy and Location Options
Burlingame Community Center Parking Strategies

1. Surface
   - Significant cost savings
   - Gunst Estate visible from street
   - Increased trees at southeast corner
   - Active areas closer to downtown
   - Quieter areas adjacent to residential
   - Significant portion of park paved for parking
   - New community center very close to Lion’s Club
   - Some tree loss in the glade
   - Original estate pathway obstructed by building

2. Underground + Surface
   - Provides additional park space
   - Reduces impact on park and existing trees
   - 50% of parking adjacent to Community Center
   - Most expensive option
   - Disconnect between underground parking/park
   - Significant excavation required

3. 1/2 Level Down + Surface
   - Provides additional park space
   - Reduces impact on park and existing trees
   - Provides seating and visibility to courts
   - Lion’s Club has additional green space
   - 33% of parking adjacent to Community Center
   - Tennis courts adjusted 6’ above grade
   - Vehicles are visually obstructed from street
   - Some excavation required
**Option A**

**Surface Parking**

**Community Center Surface Parking:** 108 spaces

**Lion’s Club Surface Parking Lot:** 35 spaces

**Total Underground Parking:** 0 spaces

**Total Parking:** 143 spaces
Option B
Surface + Underground Parking

Community Center Surface Parking: 30 Spaces
Lion's Club Surface Parking Lot: 55 Spaces
Total Underground Parking: 58 Spaces
Total Parking: 143 Spaces
Option C
Surface + Below Courts Parking (1/2 level down)
Master Plan Secondary Options

Courts - Tennis and Basketball
Option A

Integrated Courts at the Southwest corner of the Park
Option B
Distinct Courts along the South end of the Park
Master Plan Secondary Options

Promenade Design Options
Option A
The Park Hub

- Tennis Courts
- landscape element
- Large Multi-Purpose Room
- Second Floor Dance Studio
- Enclosed Play Area with Green Tunnel

Diagram: Map of the Park Hub with various amenities and spaces marked.
Option B

The Charm Bracelet

Fitness Stations

Transition to Tennis Courts

Playground amidst the trees

Landmark Building surrounded by park
Site Section Locations within the Park
Option A

The Park Hub
Option B

The Charm Bracelet
Master Plan Secondary Options

Playground Location Options
Option A

Playground to the North of the Building
Option B
Playground along Burlingame Avenue
# Burlingame Community Center Design Matrix - Decision Points

## Building Location Options

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
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## Parking Strategy Options

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## Tennis and Basketball Location Options

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## Promenade Design Options

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## Playground Location Options

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Feedback, Questions, and Comments