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

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<thead>
<tr>
<th>Year</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
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<th>March</th>
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### 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

### Needs Assessment & Building Program
- 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
- Revenue/operations/maintenance analysis
- Recreation Center Kiosk
- Online Community Survey

### 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
- Anticipated parking demand; parking ratios; parking management strategies
- Comparative cost & operational models
- Analyze each alternative based on evaluation criteria

### Design Concept & Implementation Plan
- Integrate input from CAC & community input process
- General design/public realm concepts, goals, & strategies
- Sustainability, accessible design
- Implementation plan
- Integrate input received from stakeholders, CAC, & community input process into the draft master plan
- Building form, orientation, scale, & compatibility w/ surrounding neighborhood
- Circulation, access, and connectivity
- Sustainability
- Coordinate with staff & prepare presentation & exhibits for public hearings
- Prepare final version of Master Plan

### Focus Groups & Workshops
- Recreational needs assessment & service delivery alternatives
- Building & site program options
- Online Community Survey

### Project Participation
- Project Team Meetings
- Community Advisory Committee
- Community Meetings
- Presentations & Public Hearings

### Community Charrette
- Needs
- Community Vision

2/20/2014

BURLINGAME CC MASTER PLAN
## Master Plan

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

### Public Input
- COUNCIL Commissions
- Focus Groups
- Community Mtgs

### Time
- 12 Months

### Current Phase
Input process & duration of future phases to be determined by City Council

<table>
<thead>
<tr>
<th>Master Plan</th>
<th>Funding</th>
<th>Program &amp; Concept</th>
<th>Design</th>
<th>Construction</th>
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<td>Detailed Building Program</td>
<td>Schematic Design</td>
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<th>COUNCIL Commissions</th>
<th>COUNCIL Voter Surveys</th>
<th>COUNCIL Commissions + Advisory Committee</th>
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<td>Foundations</td>
<td>Focus Groups</td>
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<td>Other</td>
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| 12 Months | 6 – ?? Months | 6 – 9 Months | 9 – 12 Months | 12 – 15 Months |

**2/20/2014**

*BURLINGAME CC MASTER PLAN*
MASTER PLAN COMPONENTS

- 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

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<td>2</td>
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<td>4</td>
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<tr>
<td>5</td>
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<td>6</td>
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<td>7</td>
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<tr>
<td><strong>Total Program</strong></td>
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- build new spaces for existing programs up to current standards
- multi-generational activity rooms
- small group meeting rooms
- improved storage

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- 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

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- 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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- *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

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**BURLINGAME CC MASTER PLAN**
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

BURLINGAME COMMUNITY CENTER

PROGRAM OPTIONS - Option A, B + C
Site Options

Site/Building Integration and Parking
SITE OPTION ‘A’

- 2-STORY COMMUNITY CENTER
- FENCED PLAY AREA
SITE OPTION ‘B’

- 2-STORY COMMUNITY CENTER
- FENCED PLAY AREA

SITE PLAN:
- TENNIS COURT
- SOFTBALL FIELD
- PARK DEPARTMENT
- BATTING CAGE
- VERNON
- CONCORD
SITE OPTION ‘C’

FENCED PLAY AREA

2-STORY COMMUNITY CENTER
Parking Strategies

Distribution of Surface and Underground Parking
PARKING STRATEGY 1

Surface Parking

SURFACE PARKING AT LION’S CLUB: 52 SPACES
COMMUNITY CENTER SURFACE PARKING: 92 SPACES
UNDERGROUND PARKING: 0 SPACES
TOTAL PARKING SPACES: 144 SPACES
PARKING STRATEGY 2
Surface Parking and Supplemental Underground Parking

SURFACE PARKING AT LION’S CLUB: 52 SPACES
COMMUNITY CENTER SURFACE PARKING: 52 SPACES
UNDERGROUND PARKING: 40 SPACES
TOTAL PARKING SPACES: 143 SPACES
PARKING STRATEGY 3
Underground and Surface Parking

SURFACE PARKING AT LION’S CLUB: 52 SPACES
COMMUNITY CENTER SURFACE PARKING: 18 SPACES
UNDERGROUND PARKING: 73 SPACES
TOTAL PARKING SPACES: 143 SPACES
Building Options
Integration of Building into the Park
BUILDING OPTION ‘B’

UNDERGROUND PARKING SHOWN DASHED
EXISTING REC. CENTER EXTENTS SHOWN HATCHED
BUILDING OPTION ‘C’

UNDERGROUND PARKING SHOWN DASHED

EXISTING REC. CENTER EXTENTS SHOWN HATCHED