City of Burlingame

Community Center Facilities

Master Plan

Community Meeting  09.18.2013
AGENDA

1. Welcome & Introduction
   - Project Schedule
   - Community Participation

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

### 1. Project Initiation
- **2013**
  - 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
- **2013**
  - Analysis of existing programs, services, & facilities
  - Recreation trends, uses, & priorities survey
  - Comparable communities (of cap)
- **2014**
  - Recreation space needs assessment & service delivery alternatives
  - Building & site program options
  - Revenue/operations/maintenance analysis
  - Anticipated parking demand, parking ratios, parking management strategies
  - Comparative cost & operational models
  - Analyze each alternative based on evaluation criteria

### 3. Site Plan Options
- **2014**
  - 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

### 4. Design Concept & Implementation Plan
- **2014**
  - General design/public realm concepts, goals, & strategies
  - Building form, orientation, scale, & compatibility with surrounding neighborhood
  - Sustainability, accessible design
  - Implementation plan
  - Integrate input received from stakeholders, CAC, & community input process into the draft master plan
  - Planning Process
  - Preferred layout of proposed facilities & park amenities

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

## Community Needs
- **Community Charrette**
- **Community Vision**
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CAC FACILITIES TOUR SUMMARY

• ‘Large multi-purpose rooms with floor to ceiling windows that bring the outside in.’

• ‘Space for young children’s classes, a dance studio space or yoga area would be great - it needs to serve many uses.’

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

ONLINE SURVEY FINDINGS

- 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

- The respondents reported their highest use the Center is for special events, fitness programs and summer camps, followed by music programs, rentals and arts and crafts programs.
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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SITE - Site Analysis
REC. CENTER - Existing Spaces

Department | 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

Subtotal 21,300

15% Circulation Factor 3,700

Total Program 25,000 sf
1. 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
6. 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

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<thead>
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<th>A</th>
<th>Space</th>
<th>Total SF</th>
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<tr>
<td>1</td>
<td>Entry</td>
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<tr>
<td>2</td>
<td>Activity &amp; Meeting Spaces</td>
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<td>4</td>
<td>Multi-Gen Activity Rooms</td>
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<td>Technology/Media Lab</td>
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<td>6</td>
<td>Visual &amp; Fine Arts</td>
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<tr>
<td>7</td>
<td>Athletics &amp; Fitness</td>
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<tr>
<td>8</td>
<td>Staff Spaces</td>
<td>2,250</td>
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<tr>
<td>9</td>
<td>Support Spaces</td>
<td>1,900</td>
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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
  + Improved storage

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

Total Program: ~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

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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 & lockers
  + Multi-purpose room, w/ raised platform
  + Multi-generational activity rooms
  + Small group meeting rooms
  + Improved storage
SITE STRATEGIES

- Option 1
- Option 2
- Option 3

PROGRAM OPTIONS

- Option A, B + C
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