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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5. Next Steps
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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5. Next Steps
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)
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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5. Next Steps
# BUILDING PROGRAM OPTION

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

## 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
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

WEEKLY PROGRAMMING SUMMARY

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

FALL: 420 HOURS  
SUMMER: 600 HOURS

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
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5. Next Steps
<table>
<thead>
<tr>
<th>DESIGN VALUES</th>
<th>A1</th>
<th>A2</th>
<th>B1</th>
<th>B2</th>
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</thead>
<tbody>
<tr>
<td>TRADITIONALLY INFLUENCED &quot;MISSION&quot;</td>
<td>LIKE THE ENTRY TOWER</td>
<td>LIKE THE FEEL OF THE COMMUNITY HALL MASSING</td>
<td>GABLE ROOF TOO DOMINANT</td>
<td>BUILDING FORMS MELD WELL WITH THE PARK</td>
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<tr>
<td>TRADITIONALLY INFLUENCED &quot;ARTS &amp; CRAFTS&quot;</td>
<td>MORE ARTICULATION NEEDED</td>
<td>ENTRANCE FEELS TOO INSTITUTIONAL</td>
<td>NOT TIMELESS</td>
<td>LIKE HOW THE BUILDINGS OPEN UP TO THE PARK</td>
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<tr>
<td></td>
<td>EXPLORE INCORPORATION OF ARCHES</td>
<td>LIKE THE TRELIS</td>
<td>DOES NOT FEEL LIKE BURLINGAME</td>
<td>WELL-ARTICULATED</td>
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<tr>
<td></td>
<td>MAKE COLONNADE MORE PROMINENT</td>
<td>MORE SHALLOW ROOF PITCH</td>
<td></td>
<td>LIKE THE TRANSPARENCY</td>
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<td></td>
<td>INCLUDE MORE TRADITIONAL MISSION OR SPANISH INFLUENCED ELEMENTS</td>
<td></td>
<td>BUTTERFLY AND SHED ROOF FORMS REDUCE THE VISUAL PROMINENCE OF THE ROOF FORMS</td>
<td></td>
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</tbody>
</table>
1. Entry

2. Classroom wing & Burlingame Ave. view

3. Community Hall

TRADITIONAL MISSION “RESIDENTIAL” EXTERIOR VIGNETTE FOCUS AREAS FOR OPTIONS B1 & B2
AREA 1: ENTRY
EXTERIOR VIGNETTES
AREA 2: BURLINGAME AVE. CLASSROOM WING
EXTERIOR VIGNETTES OPTIONS
AREA 2: BURLINGAME AVE. CLASSROOM WING 
EXTERIOR VIGNETTES OPTIONS
Park terrace connections

AREA 3: COMMUNITY HALL
EXTERIOR VIGNETTES OPTIONS

BURLINGAME COMMUNITY CENTER
Raised platform & terrace connections

AREA 3: COMMUNITY HALL
EXTERIOR VIGNETTES OPTIONS B1
Park terrace connections

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

Raised platform & terrace connections
INTERIOR VIGNETTE: COMMUNITY HALL
INTERIOR VIGNETTE:
DANCE & FITNESS STUDIO
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NEXT STEPS

- AUGUST 24th:
  Planning Commission Meeting, 7pm
### Creative Arts/Ceramics
- **Flooring:** Resilient
- **Program Ideas:**
  - Little Green Thumbs: Pre K Art
  - Ballet & Fairy Tales
  - Mommy and Me Bollywood
  - Home School Fit
  - Board Game Masters
  - Tumbling

### Dance & Fitness
- **Flooring:** Wood
- **Program Ideas:**
  - Tae Kwon Do
  - Judo Jujitsu
  - Chang Tai Do Karate
  - Aikido
  - Insanity Workout
  - Pilates Fusion
  - Power Yoga
  - Tumbling

### Enrichment
- **Flooring:** Resilient
- **Program Ideas:**
  - Reading Niche
  - Birthday Parties
  - Buddies Playdate
  - Introduction to Pets
  - Mystery Theater
  - Open Night Storytelling
  - Digital Photography
  - App Design
  - Anime

### Fine Arts
- **Flooring:** Resilient
- **Program Ideas:**
  - Baby Boogie
  - Children's Playspace
  - Mommy and Me Fun
  - Drop-in care while adult at class
  - Juggling
  - Magic Tricks
  - Writing Screenplays
  - Financial Fitness for Women
  - Brand Creation
  - Industrial Graphics
  - The Art of Listening

### Kid's Town
- **Flooring:** Carpet/Resilient
- **Program Ideas:**
  - Spanish Music Together
  - Home School Lab
  - Great Inventions: Next Step
  - Jet Cadets: Flying Machines

### Large Meeting
- **Flooring:** Carpet
- **Program Ideas:**
  - Musical Arts

### Maker Space
- **Flooring:** Resilient
- **Program Ideas:**
  - Lego Mindstorm Prosthetics
  - Label Designing

### Musical Arts
- **Flooring:** Carpet
- **Program Ideas:**
  - Anime
  - Aikido
  - Makeovers Monsters
  - Hip Hop Teen Dance

### Total Additional Programming Hours:
- Fall/Winter/Spring = 237 hours each season
- Summer = 183 hours
<table>
<thead>
<tr>
<th>Creative Arts/Ceramics</th>
<th>Dance &amp; Fitness</th>
<th>Enrichment</th>
<th>Fine Arts</th>
<th>Kid's Town</th>
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<th>Musical Arts</th>
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<td>Dancing Together</td>
<td>Tumble &amp; Dance</td>
<td>Parents &amp; Me Mandarin</td>
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<td>Tiny Tots Ballet</td>
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<td>Baby &amp; Me Mandarin</td>
<td>Drop &amp; Go Creative Corner</td>
<td>Tiny Tots Boogie</td>
<td>Peninsular Music Together</td>
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<td>Princess Pre-Ballet</td>
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<td>My First Art Class</td>
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<td><strong>Youth</strong></td>
<td>Kids Carpentry</td>
<td>Ballet &amp; Tap</td>
<td>Manners are Fun</td>
<td>Math Olympiad</td>
<td>Lego</td>
<td>Piano</td>
<td>Voice Lessons</td>
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<td>Hip Hop Boogie</td>
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<td>Common Core Reading</td>
<td>STEM Robotics Tech Builders</td>
<td>Guitar/Ukulele</td>
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<td>Pre-Ballet</td>
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<td>Chess Wizards</td>
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<td>Irish Dancing</td>
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<td>Lego</td>
<td>Piano</td>
<td>Voice Lessons</td>
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<td>Guitar/Ukulele</td>
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<td></td>
<td>Youth/Teens Ceramics</td>
<td>Karate</td>
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<td>Debate</td>
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<td>Piano</td>
<td>Piano Readiness</td>
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<td>Voice Lessons</td>
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<td>Teens</td>
<td>SAT/ACT Prep</td>
<td>Manga Cartooning</td>
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<td>Adult Ceramics</td>
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<td>Meditation for Beginners</td>
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<td>Bellydance</td>
<td>Language Classes</td>
<td>Watercolor</td>
<td>HomeBuyers Bootcamp</td>
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<td>Awareness through Movement</td>
<td>Paper Crafting</td>
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<td>Adventures in Fitness</td>
<td>Meeting Rentals</td>
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<td>Adults/Mature Adults</td>
<td>Jewelry Knotting</td>
<td>American Line Dancing</td>
<td>Knit Wits</td>
<td>Public Meetings</td>
<td>HomeBuyers Bootcamp</td>
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<td>Power Fusion</td>
<td>Watercolor</td>
<td>Employee Stock</td>
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<td>Strength &amp; Wellness through Fitness</td>
<td>Oils</td>
<td>Couple Communication</td>
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<td>Tai Chi/Qi Gong</td>
<td>Drawing</td>
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## Community Hall Rental Comparison - Public

<table>
<thead>
<tr>
<th>Address</th>
<th>Seating Capacity</th>
<th>Hall Rental Rates:</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Leandro S.C.</td>
<td>Entire Hall (A &amp; B): 270 banquet</td>
<td>Residents: $150/hr Non-Residents: 225/hr Business: 225/hr Non-Business, Commercial and all other non resident groups: $263/hr</td>
</tr>
<tr>
<td>Oshman Family C.C.</td>
<td>300 banquet</td>
<td>$350 per hour during weekdays and $600 per hour weekends (10% off rental rates with membership)</td>
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<tr>
<td>Strawberry Rec. District</td>
<td>265 banquet</td>
<td>Resident: $89/hr Regular Rate: $152/hr Non-Profit: $102/hr Commercial: $185/hr</td>
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<tr>
<td>Milpitas C.C.</td>
<td>300 banquet</td>
<td>Resident Rate: $160/hour Non-Resident: $130/hr</td>
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<tr>
<td>Belmont - Barrett C.C.</td>
<td>200 seats with 10 per table</td>
<td>Resident: $80/hr Non-Resident: $130/hr</td>
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<tr>
<td>Robert Livermore Center</td>
<td>400 banquet</td>
<td>Resident: $280/hr-2,240/8 hrs Non-Resident: $320/hr-$2,560/8 hrs. 8 hours: Resident &amp; Non-Profit $2600 Primetime Greater MV &amp; Beyond NR $2,800; Greater Mill Valley and Beyond Commercial $2,900 4 hour minimum: Resident $185 x 4 hrs= $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) Decorator/Clean-up: $45 Table set-up/take-down: $100</td>
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<tr>
<td>Mill Valley C.C.</td>
<td>285 banquet</td>
<td>Non-Profit: $120/hour All others: $220/hour</td>
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<tr>
<td>Pleasant S.C.</td>
<td>320 banquet</td>
<td>Outside area: $200 fee</td>
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<tr>
<td>Pinole Senior Center</td>
<td>250 banquet</td>
<td>Non-profit: $157/hour Min. 6 hours</td>
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<tr>
<td>SF Rec &amp; Park Lake Merced Boathouse</td>
<td>126 banquet</td>
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<tr>
<td>Stern Grove Clubhouse</td>
<td>120 banquet</td>
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</tbody>
</table>


| Robert Livermore Center | SF Rec & Park Lake Merced Boathouse | Stern Grove Clubhouse |