



# STAFF REPORT

AGENDA NO:

MEETING DATE: August 17, 2015

**To: Honorable Mayor and City Council**

**Date: August 17, 2015**

**From: Margaret Glomstad, Parks and Recreation Director – (650) 558-7307**

**Subject: City Council Study Session Regarding the Proposed Community Center Conceptual Plan**

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## RECOMMENDATION

Staff recommends that the City Council review the presentation on the conceptual design options for a new community center and provide feedback.

## BACKGROUND

Since 2012, City staff, in collaboration with Group 4 Architecture, the Citizen's Advisory Committee (CAC), and community members, has been working on developing plans for a new community center in Washington Park. The work includes development of a master plan for the active areas of the park.

The current Recreation Center building was built in 1948 as a memorial to those who gave their lives in WWII. Over the years it has been remodeled, expanded and repaired many times and is now in need of significant upgrades. Although the City originally considered modifying the existing building, this option was rejected due to significant challenges with the building, and the City decided that a new structure was the most reasonable option. Some of the problems with the current building include:

1. There are structural deficiencies causing seismic concerns.
2. There is a lack of sprinklers throughout the majority of the building, causing fire safety concerns.
3. The HVAC is inadequate; there is no air in the Ceramics Room, Art Room or Studio B; and the Front Office is very cold in winter due to drafts and inadequate heating.
4. There is insufficient electrical/power structure to support today's need for technological media.
5. There is a lack of adequate drop-off and pick up areas.
6. The facility lacks convenient parking, which necessitates patrons parking in front of the neighbors' houses.
7. The building has poor lighting.
8. There is an excess of non-programmable space due to inappropriate access and poor layout.
9. The current available space restricts class/program options and reduces options for available meeting spaces.
10. The doors/thresholds, counters, corridors in staff areas, kitchen counter tops, and parking spaces require improvements to enhance universal access.

11. Security is lacking due to the absence of a central alert/paging system and staff cannot monitor certain rooms because of the poor layout.
12. Storage is challenging, causing staff to spend an inordinate amount of time moving equipment back and forth and up and down stairs.
13. The building also presents many challenges for the senior population as a result of problems with access, the HVAC system, lack of near accessible parking, poor lighting, and layout of the building.

### **Master Plan Phase**

After the determination that renovating the existing facility was not the best option, staff undertook the development of a Master Plan for Washington Park and a new community center that would meet the needs the entire Burlingame community and that would have a useful life well into the future. The Master Plan is a document that defines the framework and vision for the Burlingame Community Center and Washington Park. The recommendations for the Master Plan are based on analyzing the recreational needs of the community, best practices and future trends of community centers, as well as an assessment of the existing facility. The vision and recommendations for the Master Plan have been developed with the Burlingame community through an engaging, open and participatory process. Through a series of statements defining the parameters of the project, the Burlingame Community Center Master Plan is a pragmatic, implementable, master plan that will respond to the needs and goals of the citizens of Burlingame.

During this process, the City and its consultants considered many factors, including the size of the building, the location in the park, respecting the passive areas of the park, the mature trees, the ballfields, the tennis courts, the Lions Club, parking challenges, and the impact on neighbors.

The outcome is a functional, two story, 35,500 sq. ft. building that is larger than the current single story 21,200 sq. ft. facility and only increasing the building and parking area's footprint by 1,000 sq. ft. The new facility has a full complement of recreational multi-use, multi-generational, flexible spaces that support all of the identified community needs. During the development of the master plan, there was discussion regarding the inclusion of a gymnasium in the new facility. However, the community members who participated in the process determined that a gym was not appropriate for this site, as it would create a footprint that encroached significantly into Washington Park (with both the larger building and additional parking considered). Fortunately, due to the strong relationship with the Burlingame School District, the City has access to their gymnasiums for many of the youth programs in addition to many private gymnasium options on Rollins Road.

The west end of Washington Park was considered as a site option. However, input from the community and the City's traffic engineers identified major traffic concerns from Burlingame High School and the train crossing that would make that location for a building undesirable. The proposed building remains in the same general location but opens to the park to reduce noise that could be heard if the building was oriented toward the street. Additional, the Master Plan worked around the Lions Club and ballfields.

The playground was shifted away from the street to address park user's safety concerns about the proximity of the playground to the street.

The City is very proud of the status of being a 36 year-long Tree City, USA and is committed to preserving as many mature trees as possible, which led to using the areas in the park that were already hardscaped to minimize the removal of mature trees.



Lastly, parking for the current Recreation Center is severely inadequate. To reduce the impact on the neighborhood, the ITE (Institute of Transportation Engineers) formula of 3.2 cars/1000sf of building was used based on a recommendation from the City Public Works staff. The Master Plan includes two potential parking options in addition to the current surface parking adjacent to the building. The strategies are under the new building, and ½ grade under the tennis courts. The Citizen's Advisory Committee is interested in planning for both options at this time. The parking under the building could serve the community center and the park, while the ½ grade under the tennis courts could serve the Lions Club, sports fields and downtown.

The Master Plan was presented and approved by Council in July of 2014 (Exhibit A, page 8)

### **Conceptual Design Phase**

The Conceptual Design phase began on January 21, 2015 with a CAC meeting. The CAC reviewed the updated project schedule and made suggestions for potential outreach opportunities in addition to the scheduled opportunities for input. The CAC viewed the Master Plan's building program and design spaces to offer input to assist Group 4 Architecture as they moved forward with developing the building design options. Outreach meetings and presentations to the community covered three subject areas:

1. Reviewing and summarizing the site and building goals and objectives identified in the Master Plan phase.
2. Reviewing and discussing the updated and refined building program option
3. Reviewing and providing input on design value images, which illustrate architectural styles, massing strategies, design strategies.

Through the community's input, five potential design options have been refined to two options to be reviewed by Council at tonight's study session.

### **Programming Opportunities**

The Parks and Recreation Department provides a high level of programming in conjunction with community partners, as measured by the variety, scope, and number of programs offered, especially when considering the conditions of the existing facility. The goal is to provide program offerings that are responsive to community demand and current trends and are designed to maintain interest, and create dynamic opportunities for the community while generating revenue to reduce the burden on the City's General Fund.

The proposed interior layout provides new and improved spaces that will allow staff to offer opportunities that have never been available before. The new community center will have a community hall with a dining capacity of 300 occupants that will be available for rent and is divisible by a modular wall for additional programming activities. The hall will also have a raised platform that can be used from inside the hall or from outside in the park. This offers opportunities for a variety of theater programming. The active spaces such as camp and preschool classes will be on the lower level, while the quieter activities, such as art and adult enrichment, will be on the upper level and easily accessible from an elevator or three sets of stairs.

New spaces include a maker space, which will have the technical support and layout to offer classes such as Great Inventions, App Design, and Teen Architectural Design. Kids Town will be a space for younger children's programming, with the appropriate-sized furnishings and design. This space will also be available for party rentals. The Teen Scene will be a modern space for active youth to attend classes or "hang out". It can also be used for the more mature population

to socialize during the day and participate in activities. The entry area will be warm and inviting with clear and easy visual access to staff and includes a comfortable lounge that community members can use while waiting for programs to begin or end or as a space to meet their neighbors or just relax. The Community Hall will have an adjacent commercial catering kitchen that will help increase the number of rental opportunities. Upstairs, an Active Lounge and Enrichment classroom have been added to facilitate new programming for the older population and as well as additional space for community members to reserve for meetings and presentations. In addition to the new spaces, other spaces will be available for work areas, storage and quiet study areas.

The programmatic intent for the rooms in the proposed community center is identified in Exhibit B. The financial performance of the new center is expected to improve based on expanded capacities, flexible design, new types of rooms in which to offer programming (dance studio, maker space), and a new attractive facility to attract additional rentals.

### **Community Hall Banquet and Receptions Space, Market Demand Space Comparisons**

It is important to note that the attached inventory (Exhibit C) is not an “apples to apples” comparison. The rooms range in quality and hierarchy of use. For example, Marin JCC, Livermore, and Mill Valley all are similar in quality and purpose with an emphasis on marketing the community hall for the private rental market during prime time. On the other extreme, Strawberry is a gym setting without a caterer’s kitchen. The rates also vary as to the amenities and services included and should be considered a “range of market value” pricing.

#### **Market Demand**

The Sports Management Group (TSMG) contacted local area event planners to assess the demand for event space in Burlingame. Allegra Entertainment & Events, Glow Meetings & Events, and Any Occasion all responded that a facility accommodating 150-300 people in Burlingame is in constant demand during primetime (Saturday & Sunday) for social events, weddings, holiday parties, and smaller company parties. The proposed amenities, catering kitchen, courtyard, natural light, and access to side rooms were all positive attributes of the proposed space.

These companies have clients looking for spaces renting in the \$2,000-\$4,000 range. For all day rentals, 8-12 hours would be needed to start and complete the event. The park setting and courtyard would be desirable settings, and they expressed that it is a beautiful location and a good area for weddings.

TSMG also contacted San Francisco Recreation and Parks Department to inquire about the demand they experience. They receive wedding and social event facility requests “all the time” and do not have an indoor facility to accommodate the 250-300 banquet seating in a quality setting.

Based on this preliminary market research, there appears to be a demand for a 250-300 capacity banquet hall space in Burlingame. Event planners stated that seating for 250-300 people is the desired attendance for weddings and social events. There are limited venues in this market niche at an affordable rate, defined as between \$2,000 and \$4,000. The site was considered “charming”, and a great location for a range of social events.



## Community Hall Examples:



Example of possible rental revenue\*:

Number of prime rental days per year – 110

If 80% of prime rental days are rented, and of those days, 44 are all day rentals (8hrs) and 44 are 5-hour rentals, the total number of hours rented is 572.

<b>Total Rental Revenue</b>	\$250 Per Hour = <b>\$143,000</b>
	\$300 Per Hour = <b>\$171,600</b>
	\$350 Per Hour = <b>\$200,200</b>

\*Source- The Sports Management Group (TSMG)

## DISCUSSION

Through the project's community outreach, Group 4 Architecture identified the community's preference for the architectural styles that best reflect Washington Park and Burlingame's values. The four preferred design values as determined by the community are:

- contextual inspiration
- traditionally influenced
- warm + inviting
- civic

At the CAC Meeting #3, four conceptual building massing options were presented for the CAC's initial review and input: two "traditionally inspired" options, and two "warm + inviting" options (Exhibit A, page 21). Through feedback provided by the CAC, staff and Group 4 decided to pursue the "traditionally influenced Mission style" for further development of conceptual design options. Despite an appreciation for the contemporary "warm + inviting" options, the CAC felt that the "traditionally influenced Mission style" option aligned more closely with Burlingame's existing architectural context.

At the CAC Meeting #4, Group 4 Architecture developed two updated "traditionally influenced Mission style" options:

- Option A: civic scale
- Option B: residential scale

Included in Exhibit A is "civic" Option A, in addition to a revised version of "residential" Option B (page 22), which incorporates recommendations given in the last CAC meeting.

Option B contains two sub-options (B1 and B2) highlighting two varying exterior design approaches:

- Option B1: utilizes a combination of articulated, varying-sized window openings, stepped massing, and a combination of gabled and hip roofs to tie the building more closely with its surrounding context
- Option B2: uses the arched opening as a main architectural feature that repeats at key instances throughout the building to signify key programmatic elements and main entryways

Both Options A and B (and sub-options B1 and B2) pursue the concept of creating a rhythm of window openings along Burlingame Avenue's façade to provide continuity with the neighborhood character. On the park side, all options use generous bands of windows and ground-level sliding doors to create a strong indoor-outdoor connection to the park for key programmatic spaces.

At this early point in the design process, the project team is seeking input from the City Council on the conceptual design Options A and B (B1 and B2). Council's comments and preferences on the various options will be used to help refine and develop the conceptual design, which will be brought back for Council's consideration in the late fall.

### **FISCAL IMPACT**

The estimate in 2014 for the proposed community center was \$15,165,000. The site work including parking and the relocation of the playground ranges from \$8,964,000 to \$10,544,000. Soft costs range from \$7,705,000 to \$8,170,000. The project is currently unfunded, and discussions of funding structures are in progress

#### Exhibits:

- A. Power Point Presentation
- B. Programmatic Intent
- C. Community Hall Rental Survey

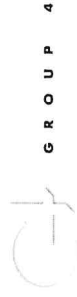




# City of Burlingame Community Center Conceptual Design

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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# BURLINGAME COMMUNITY CENTER CONCEPTUAL DESIGN AND INITIAL STUDY, TECHNICAL REPORTS & MND



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2014 2015

DEC. JAN. FEB. MAR. APR. MAY JUNE JULY AUG. SEPT. OCT. NOV.

## 1. PROJECT INITIATION

- 2. SITE & BUILDING PROGRAM REFINEMENT, TRAFFIC ANALYSIS, DESIGN VALUES, AND SITE/BUBBLE DIAGRAMS

3

- Integrate input from CAC and Community from Round #1 Outreach
- Conceptual floor plan and building massing options
- Define exterior materials palette
- Develop Design Values for materials, interior spaces, and sustainability
- Analyze each option based on evaluation criteria
- Develop preliminary cost models for each option

## 3. CONCEPTUAL DESIGN OPTIONS

## 4. PREFERRED CONCEPTUAL DESIGN

- 5. CEQA INITIAL REPORT, TECHNICAL STUDY, AND MITIGATED NEGATIVE DECLARATION (MND)

## PROJECT PARTICIPATION

### TECHNICAL MEETINGS

### PROJECT TEAM MEETINGS

### CITIZENS ADVISORY COMMITTEE

### COMMUNITY OUTREACH

### PRESENTATIONS & PUBLIC HEARINGS

KICK-OFF

KICK-OFF

M.P. SUMMARY

(1/21)

ROUND 1

(3/21) & (3/22)

P+R

(3/19)

ROUND 1.5

(5/20)

P+R

(6/18)

ROUND 2

WEEK OF (5/4): (5/30) & (5/31)

P+R

(6/18)

ROUND 3

(9/16) or (9/23)

TBD

REVIEW DRAFT

PC

PC

P+R

(9/17) (8/24)

PC

P+R

PREFERRED DESIGN

CITY COUNCIL

## PROGRAM CONFIRMATION

## CONCEPTUAL DESIGN OPTION

## PREFERRED DESIGN



GROUP 4

08.17.15

4

BURLINGAME COMMUNITY CENTER



# 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



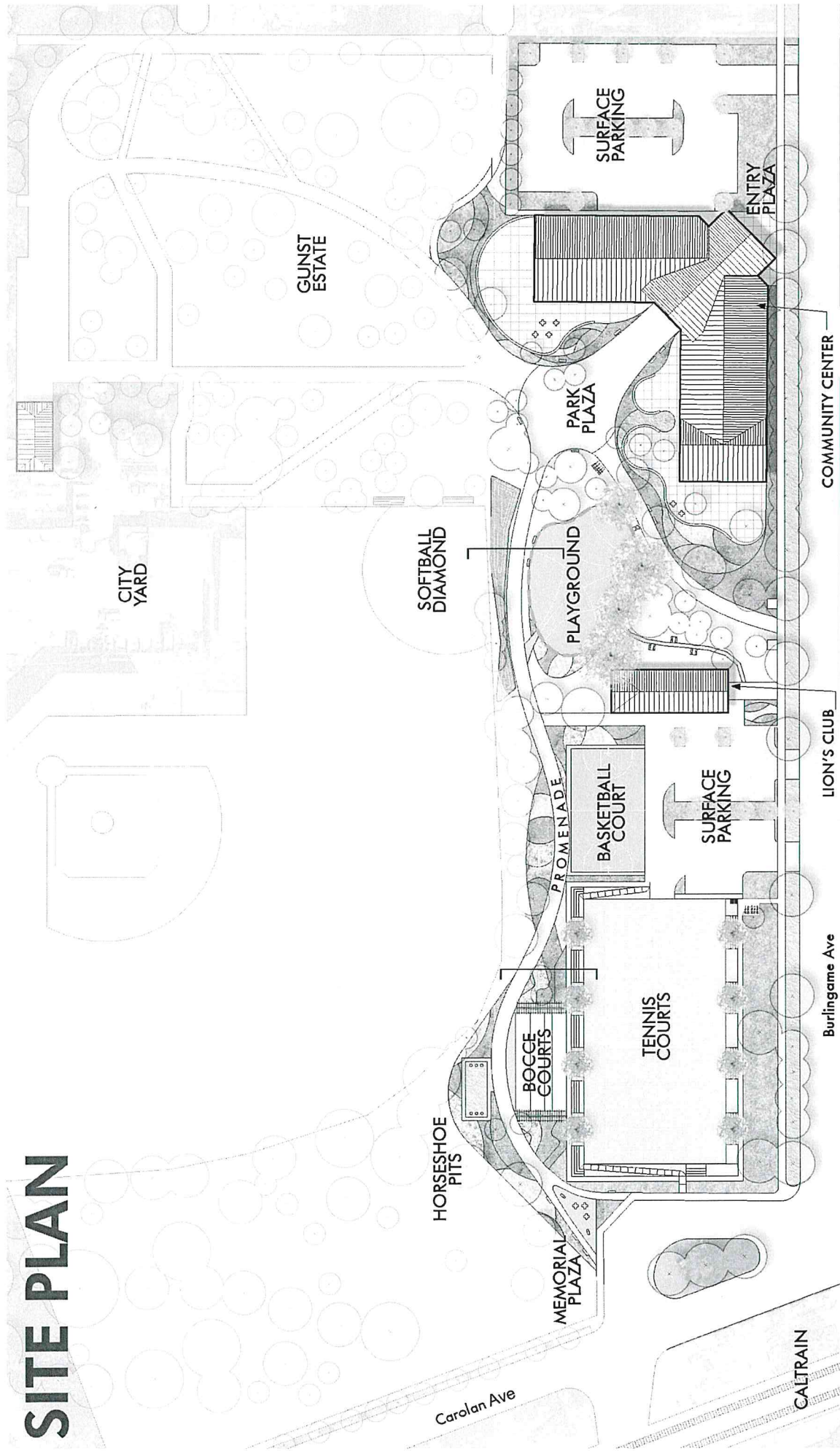




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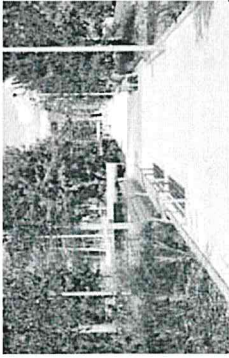
# SITE PLAN







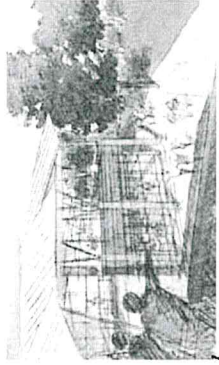
Bocce Courts + Horseshoe Pits



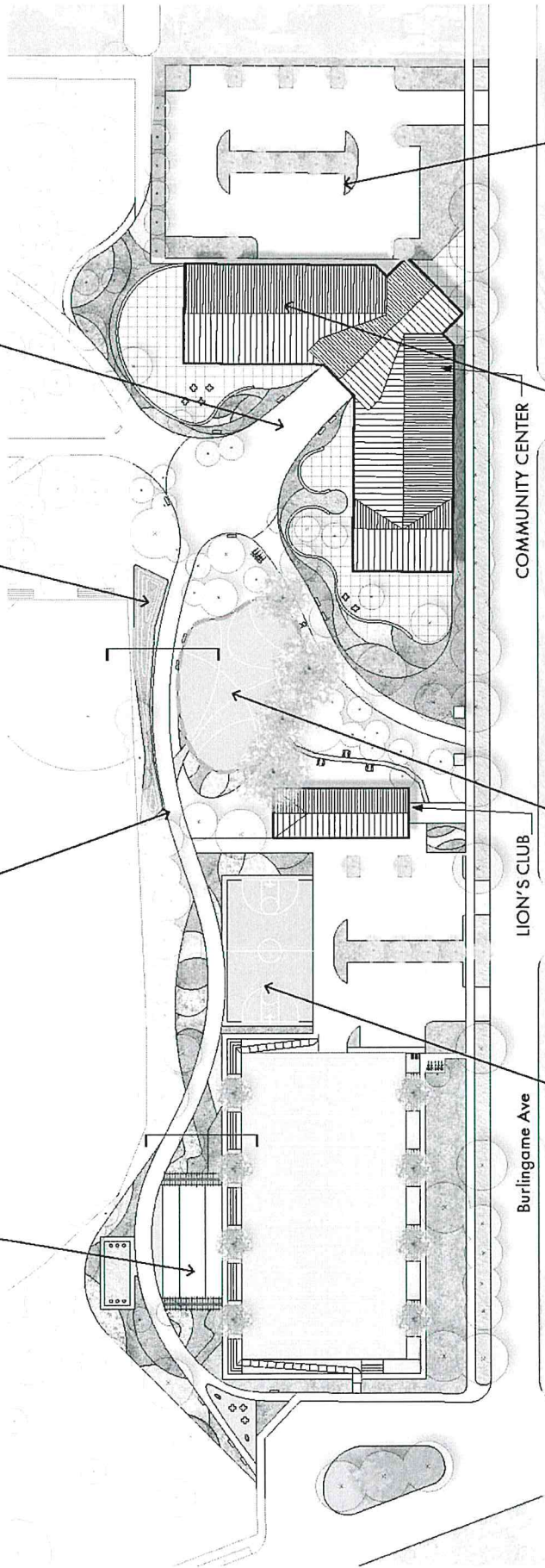
Pathway Seating



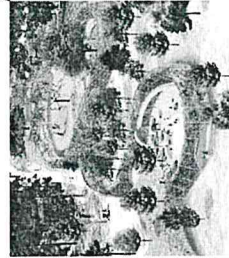
Bermed Event Seating



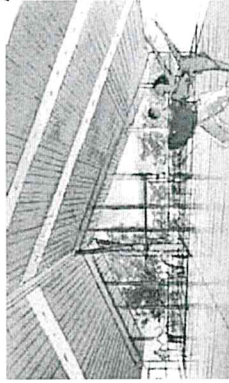
Entry plaza



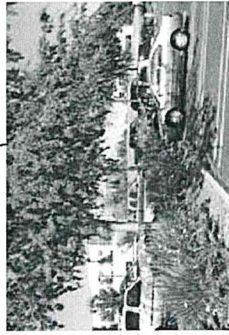
Basketball Courts



Playground

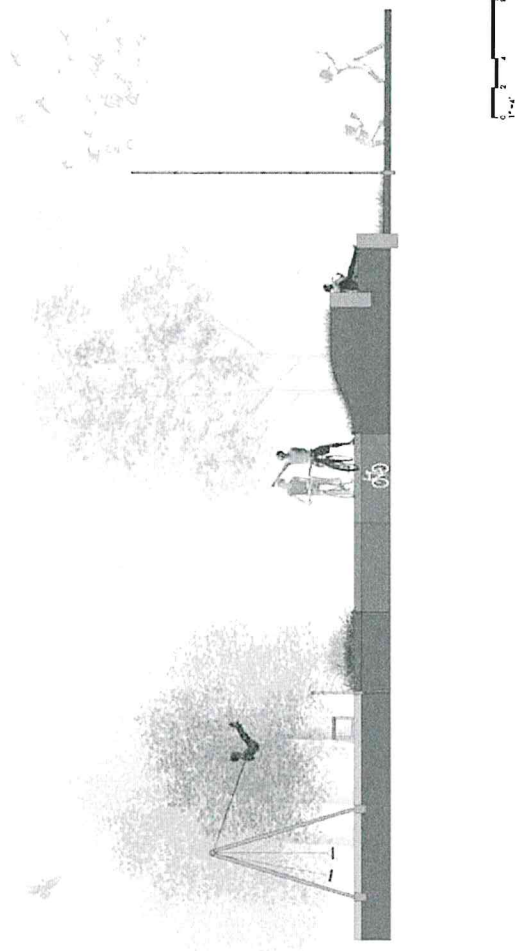


Dance & Exercise Rooms

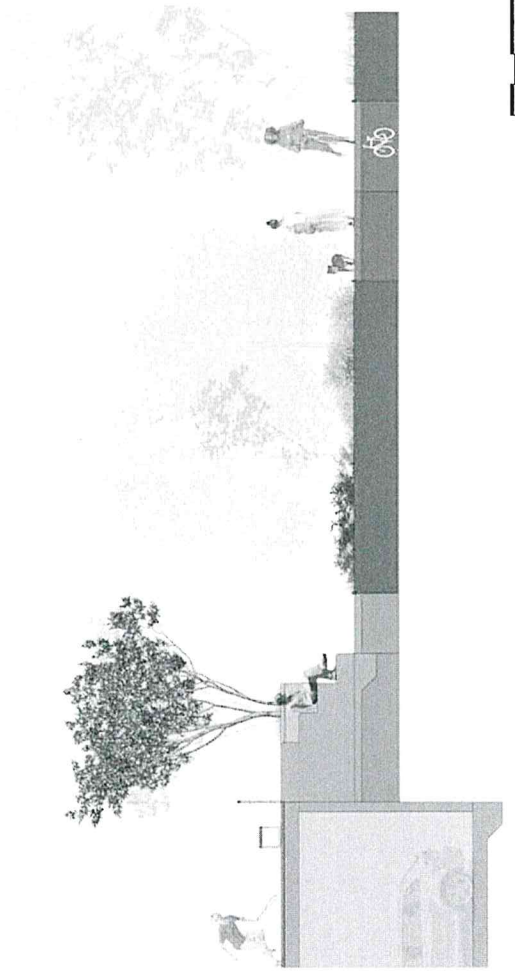


Tree-covered Parking

# SITE SECTIONS



WASHINGTON PARK SITE SECTION -  
 PROMENADE AT PARKING/TENNIS COURTS



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

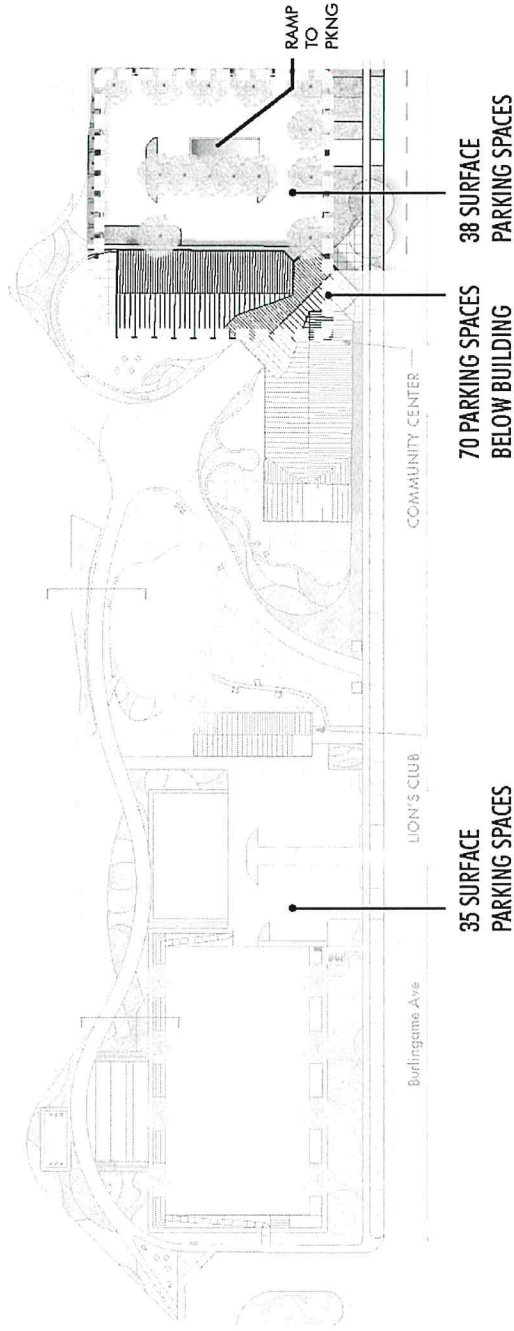
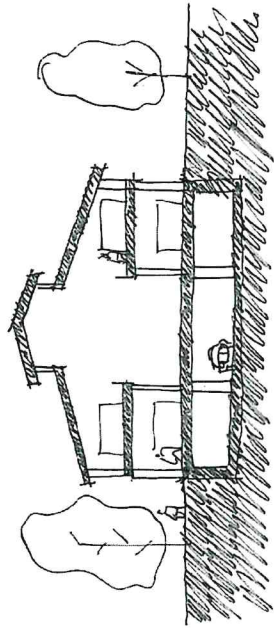




# PARKING OPTIONS - 143 spaces

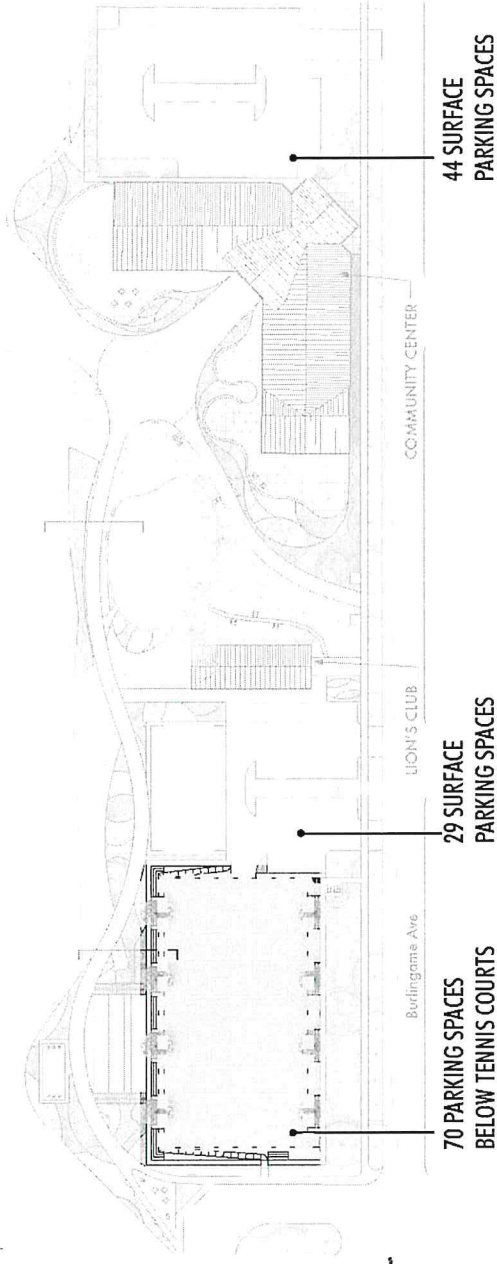
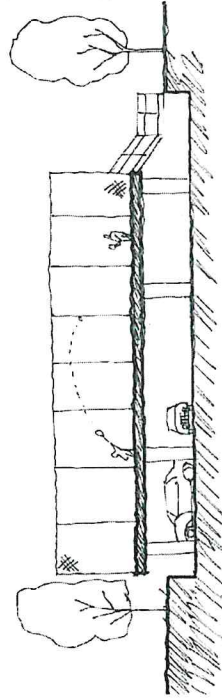
## Option 1

Surface +  
Underground Parking



## Option 2

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



GROUP 4

08.17.15

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BURLINGAME COMMUNITY CENTER

# 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:

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





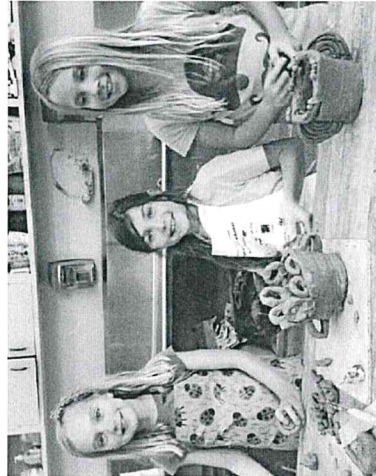
# EXISTING PROGRAMMING – EXAMPLES



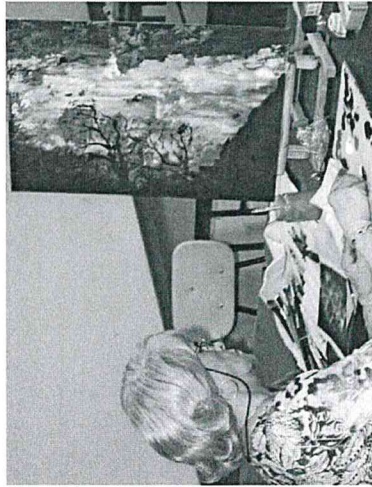
**Music in the Park**  
Washington Park



**Youth Summer Camps**  
Various Spaces



**Youth & Teen Ceramics**  
Fine Arts



**Oils/Variou 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



GROUP 4



# NEW PROGRAMMING OPPORTUNITIES – EXAMPLES



**Weddings**  
Community Hall



**Fundraising/Rentals**  
Community Hall



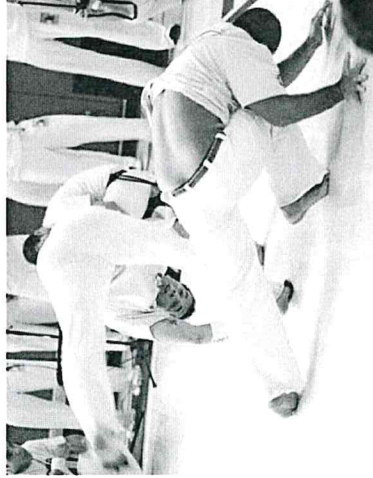
**Lifelong Learning**  
Large Meeting Room



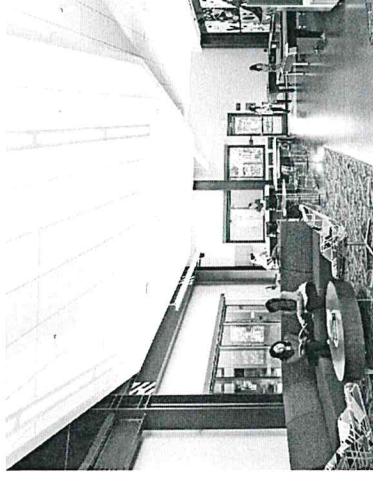
**Sporting Watch Parties**  
Large Meeting Room



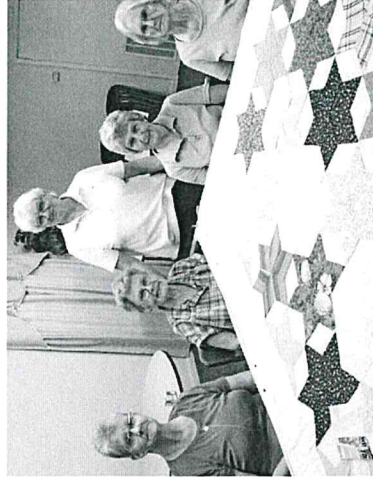
**Teen Hip Hop**  
Dance/Fitness Studio/  
Community Hall



**Capoeira**  
Dance/Fitness Studio/  
Community Hall



**After School**  
**Homework Drop-in**  
Teen Scene



**Home Arts: Quilting**  
Enrichment Center





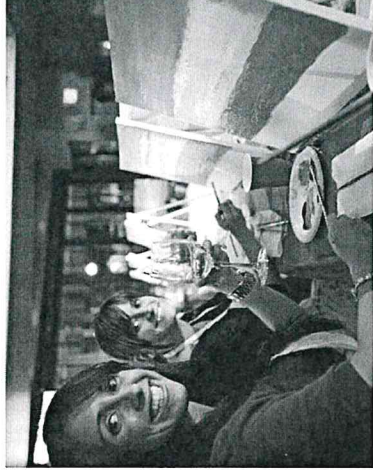
# NEW PROGRAMMING OPPORTUNITIES – EXAMPLES



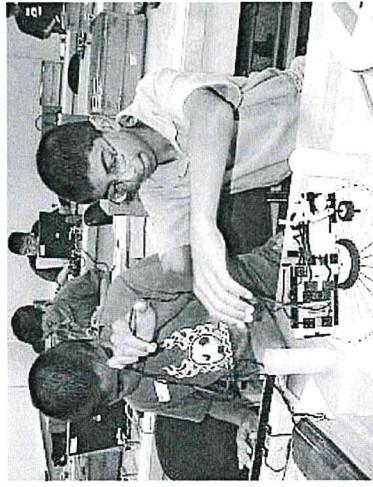
**DIY Home/Garden Art**  
Creative Arts & Ceramics



**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**



GROUP 4

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BURLINGAME COMMUNITY CENTER

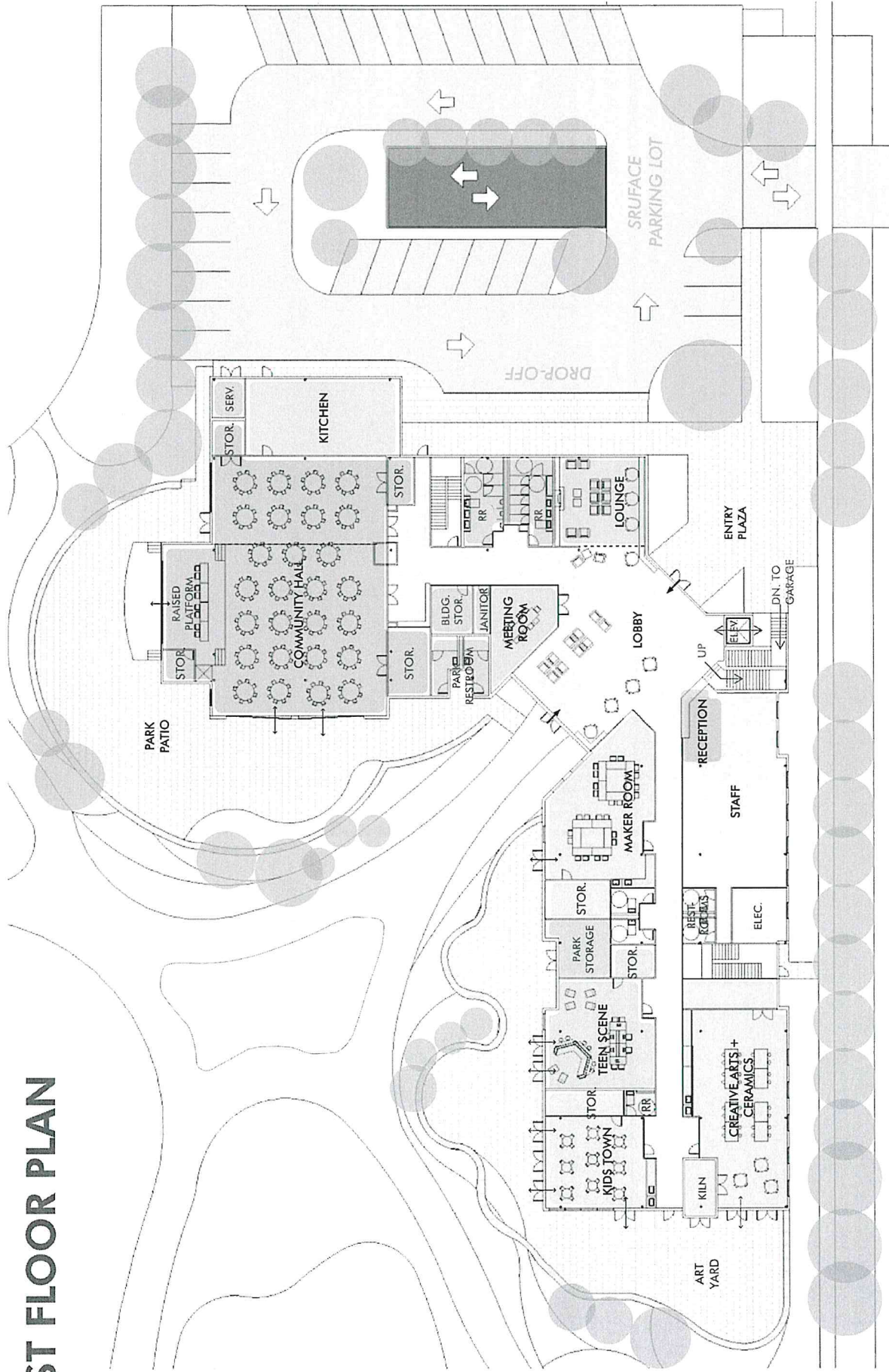
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    - Option B: Traditional Mission "Residential"
  - Interior Vignettes
5. **Next Steps**

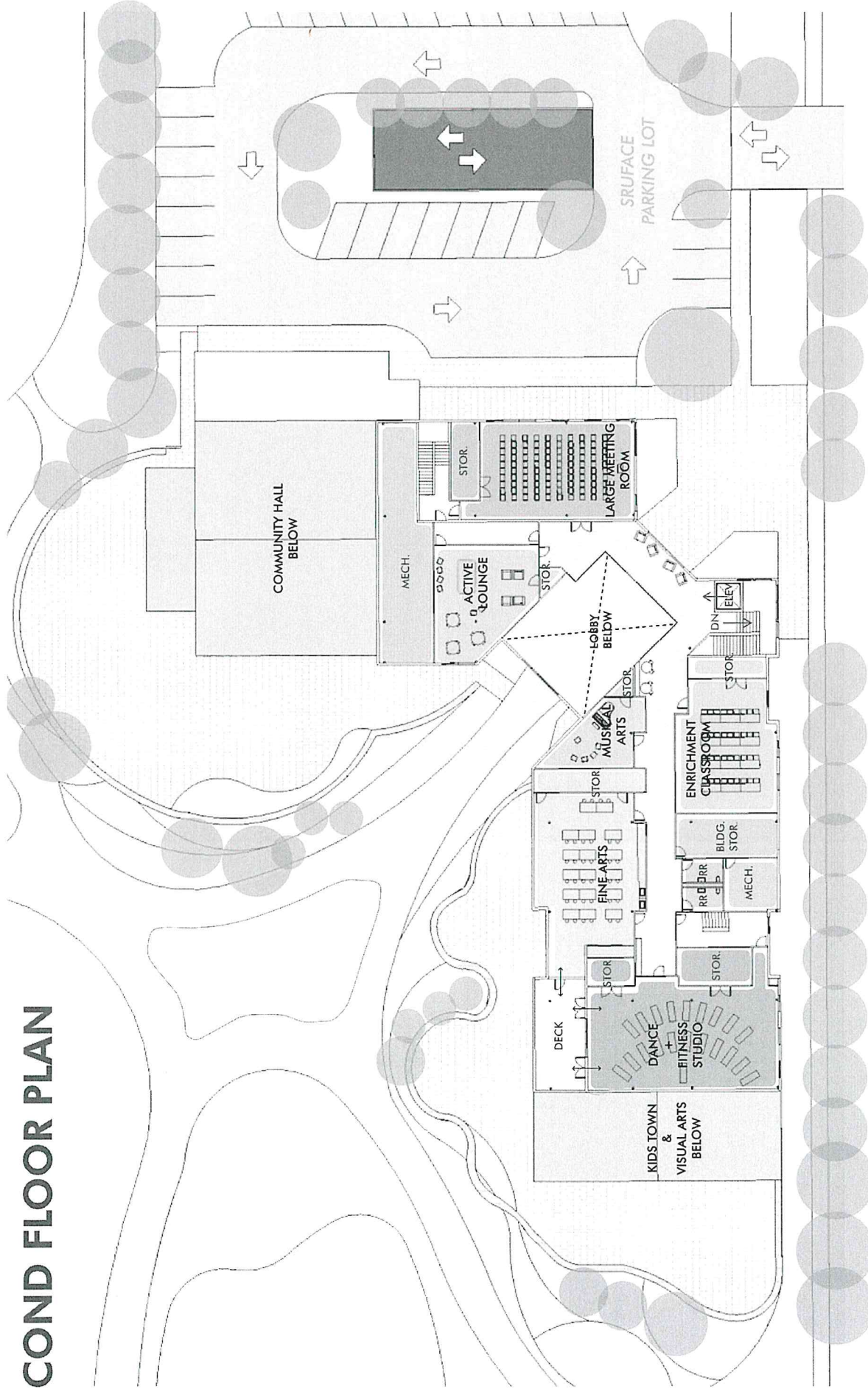




# FIRST FLOOR PLAN



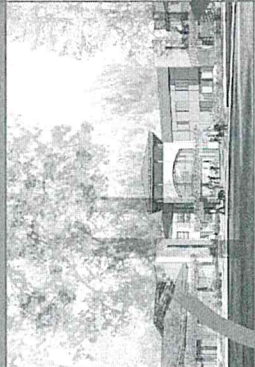
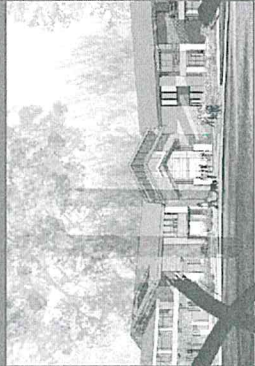
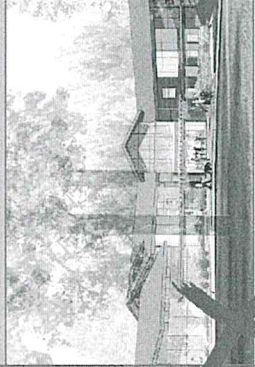
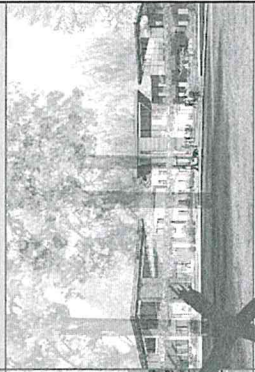
# SECOND FLOOR PLAN





# 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"
 <ul style="list-style-type: none"> <li>• LIKE THE ENTRY TOWER</li> <li>• MORE ARTICULATION NEEDED</li> <li>• EXPLORE INCORPORATION OF ARCHES</li> <li>• MAKE COLONNADE MORE PROMINENT</li> <li>• INCLUDE MORE TRADITIONAL MISSION OR SPANISH INFLUENCED ELEMENTS</li> </ul>	 <ul style="list-style-type: none"> <li>• LIKE THE FEEL OF THE COMMUNITY HALL MASSING</li> <li>• ENTRANCE FEELS TOO INSTITUTIONAL</li> <li>• LIKE THE TRELIS</li> <li>• MORE SHALLOW ROOF PITCH</li> </ul>	 <ul style="list-style-type: none"> <li>• GABLE ROOF TOO DOMINANT</li> </ul>	 <ul style="list-style-type: none"> <li>• BUILDING FORMS MELD WELL WITH THE PARK</li> <li>• LIKE HOW THE BUILDINGS OPEN UP TO THE PARK</li> <li>• WELL-ARTICULATED</li> <li>• LIKE THE TRANSPARENCY</li> <li>• BUTTERFLY AND SHED ROOFS REDUCE THE VISUAL PROMINENCE OF THE ROOF FORMS</li> <li>• BUILDING FORMS TOO BROKEN UP?</li> <li>• NOT TIMELESS</li> <li>• DOES NOT FEEL LIKE BURLINGAME</li> </ul>

## COMMENTS:



GROUP 4

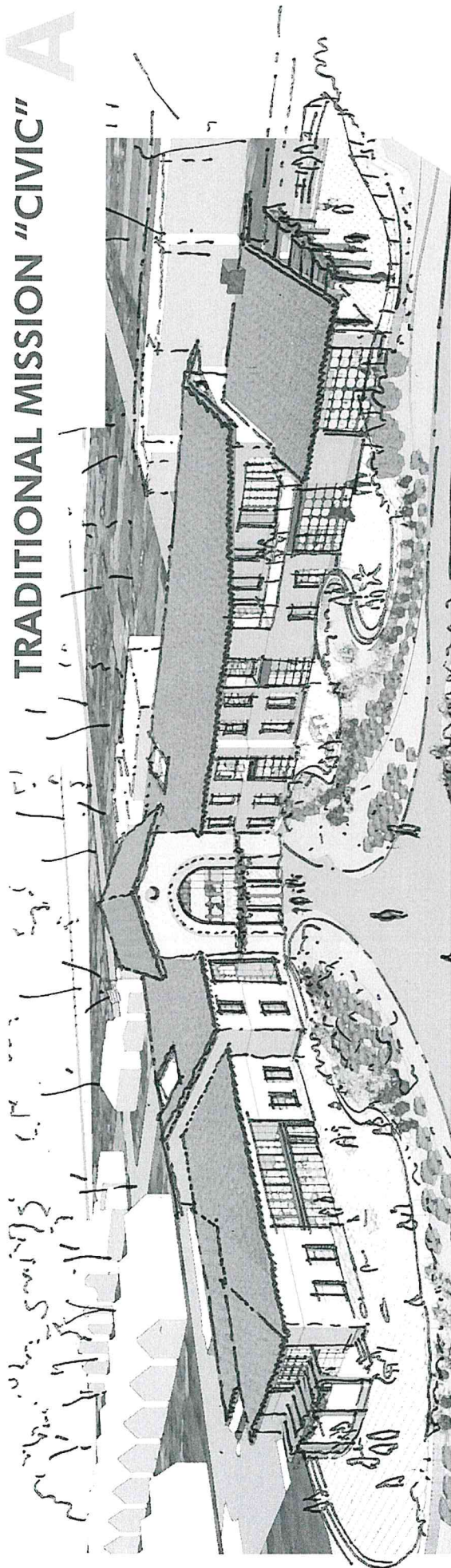
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21

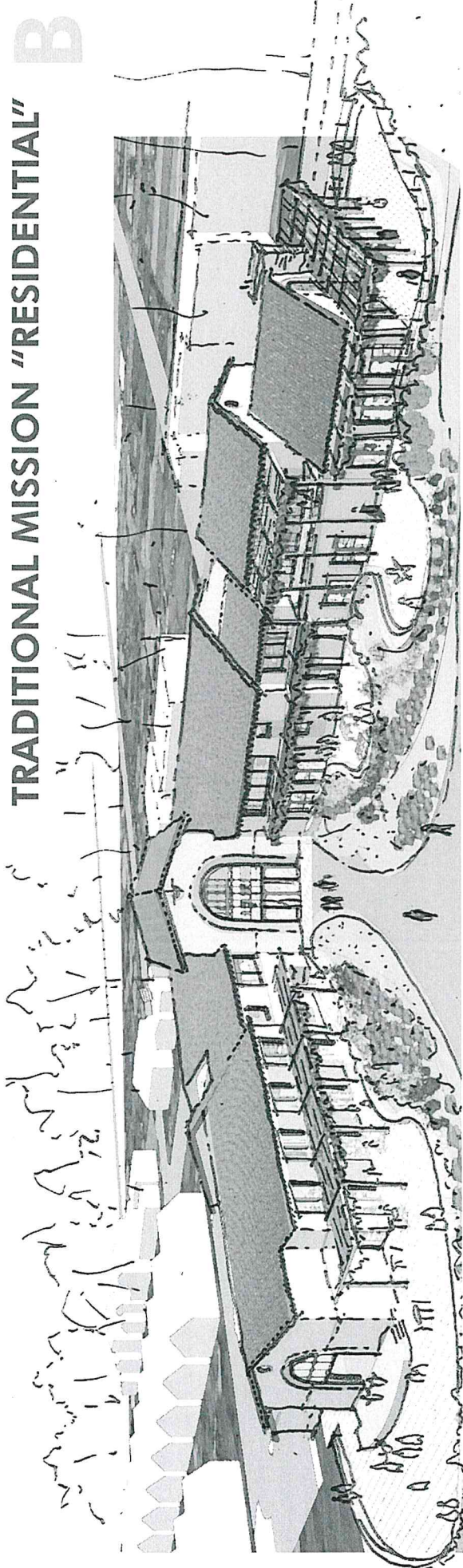
BURLINGAME COMMUNITY CENTER



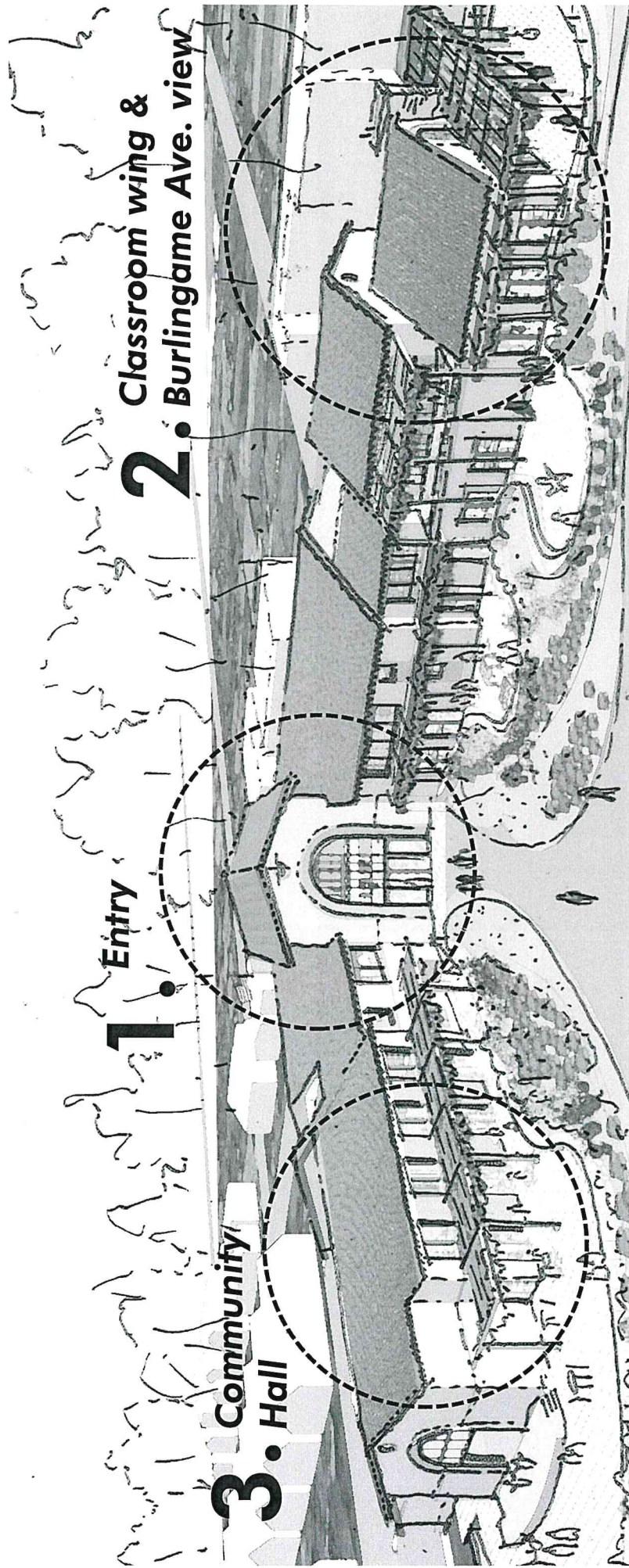
# TRADITIONAL MISSION "CIVIC" A



# TRADITIONAL MISSION "RESIDENTIAL" B



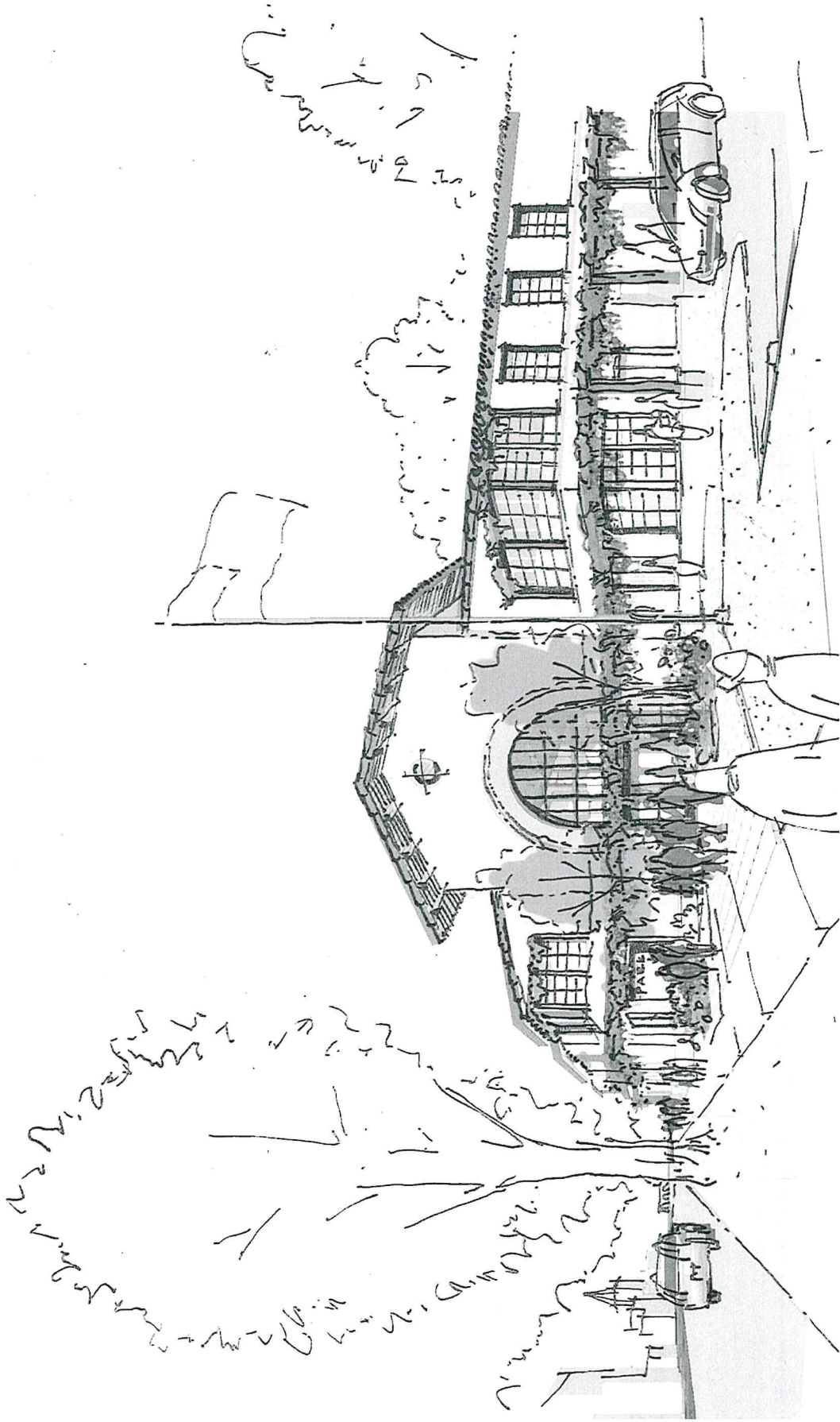




**TRADITIONAL MISSION "RESIDENTIAL"**  
**EXTERIOR VIGNETTE FOCUS AREAS FOR OPTIONS B1 & B2**

**B**





**AREA 1: ENTRY**  
**EXTERIOR VIGNETTES**

**B1**



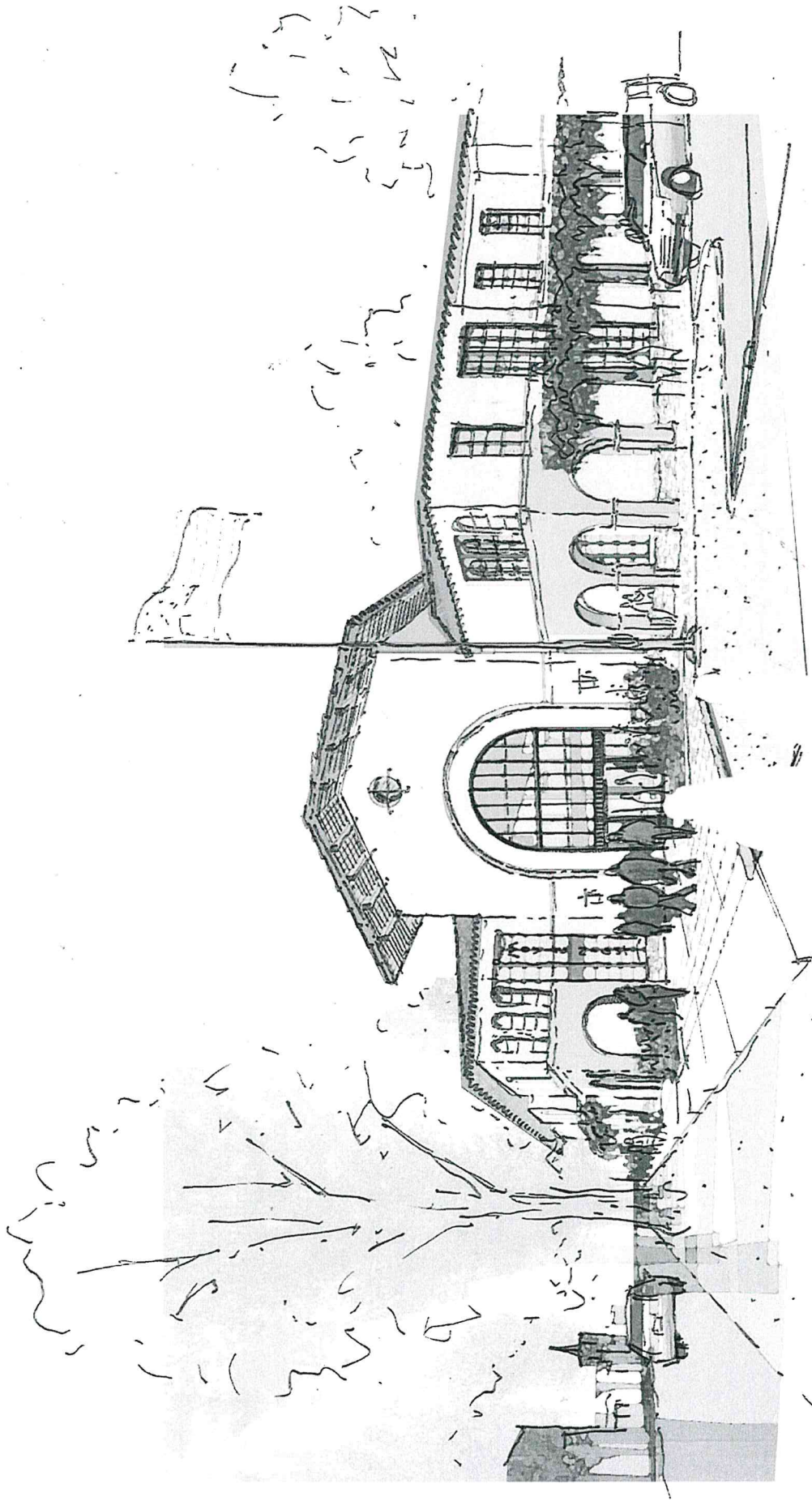
GROUP 4

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BURLINGAME COMMUNITY CENTER





**AREA 1: ENTRY**  
**EXTERIOR VIGNETTES**

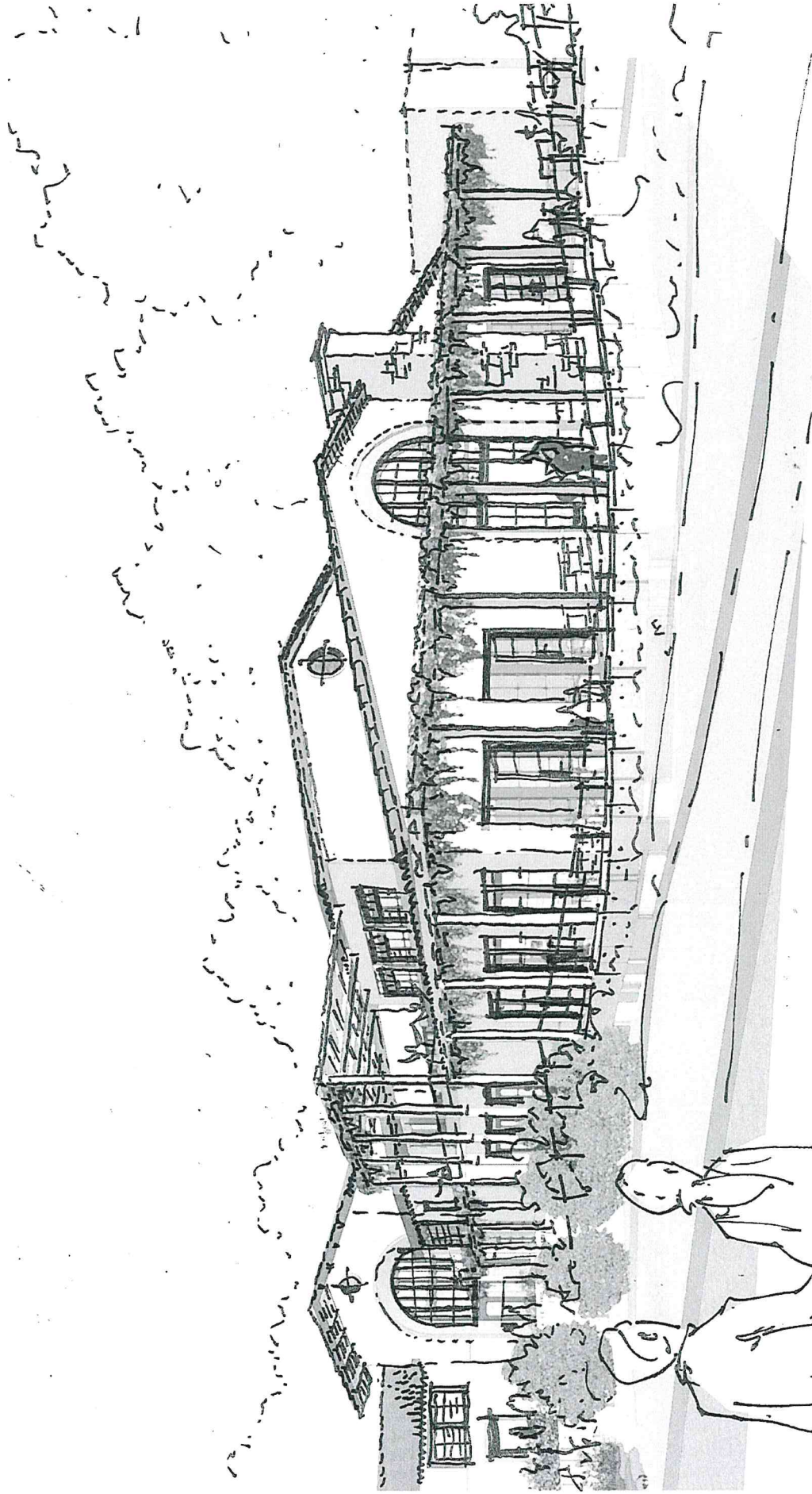




**AREA 2: BURLINGAME AVE. CLASSROOM WING**  
**EXTERIOR VIGNETTES OPTIONS** **B1**







**AREA 2: BURLINGAME AVE. CLASSROOM WING**  
**EXTERIOR VIGNETTES OPTIONS**

**B2**



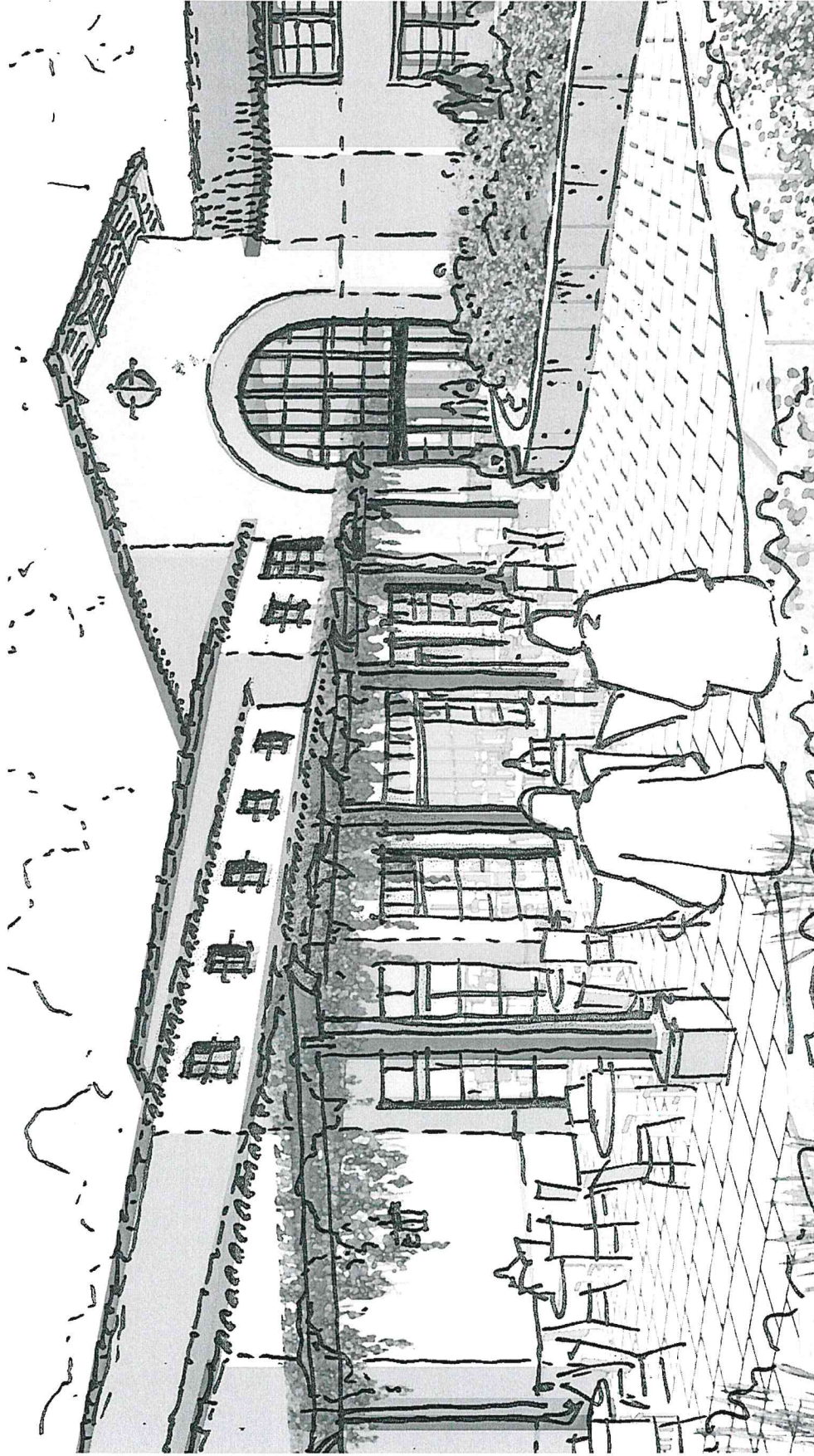
GROUP 4

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BURLINGAME COMMUNITY CENTER





**Park terrace connections**

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



GROUP 4

08.17.15

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BURLINGAME COMMUNITY CENTER





**Raised platform & terrace connections**

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

**B1**



GROUP 4

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BURLINGAME COMMUNITY CENTER

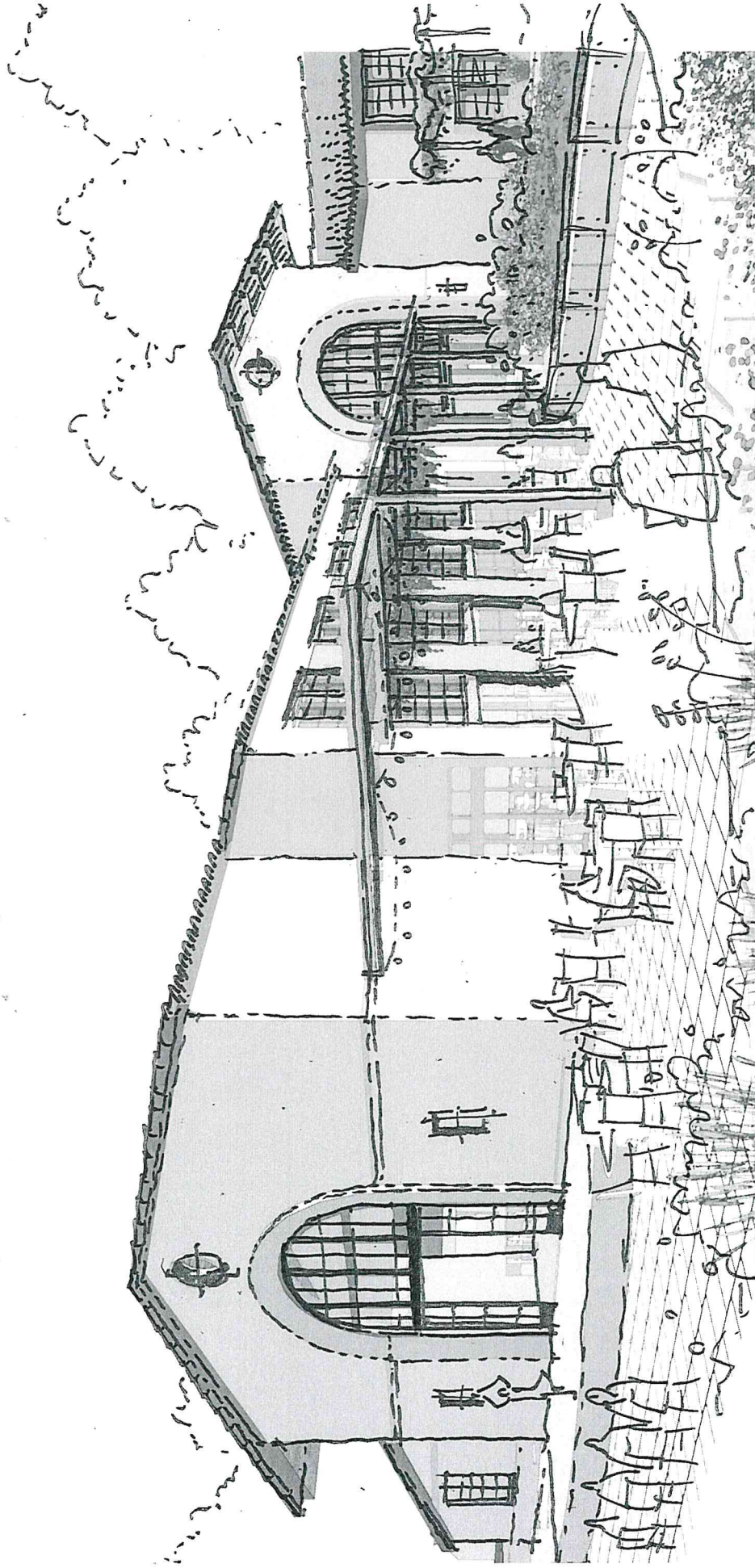




**Park terrace connections**

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





**Raised platform & terrace connections**

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



GROUP 4

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BURLINGAME COMMUNITY CENTER





**INTERIOR VIGNETTE:  
COMMUNITY HALL**





## INTERIOR VIGNETTE: KIDS TOWN



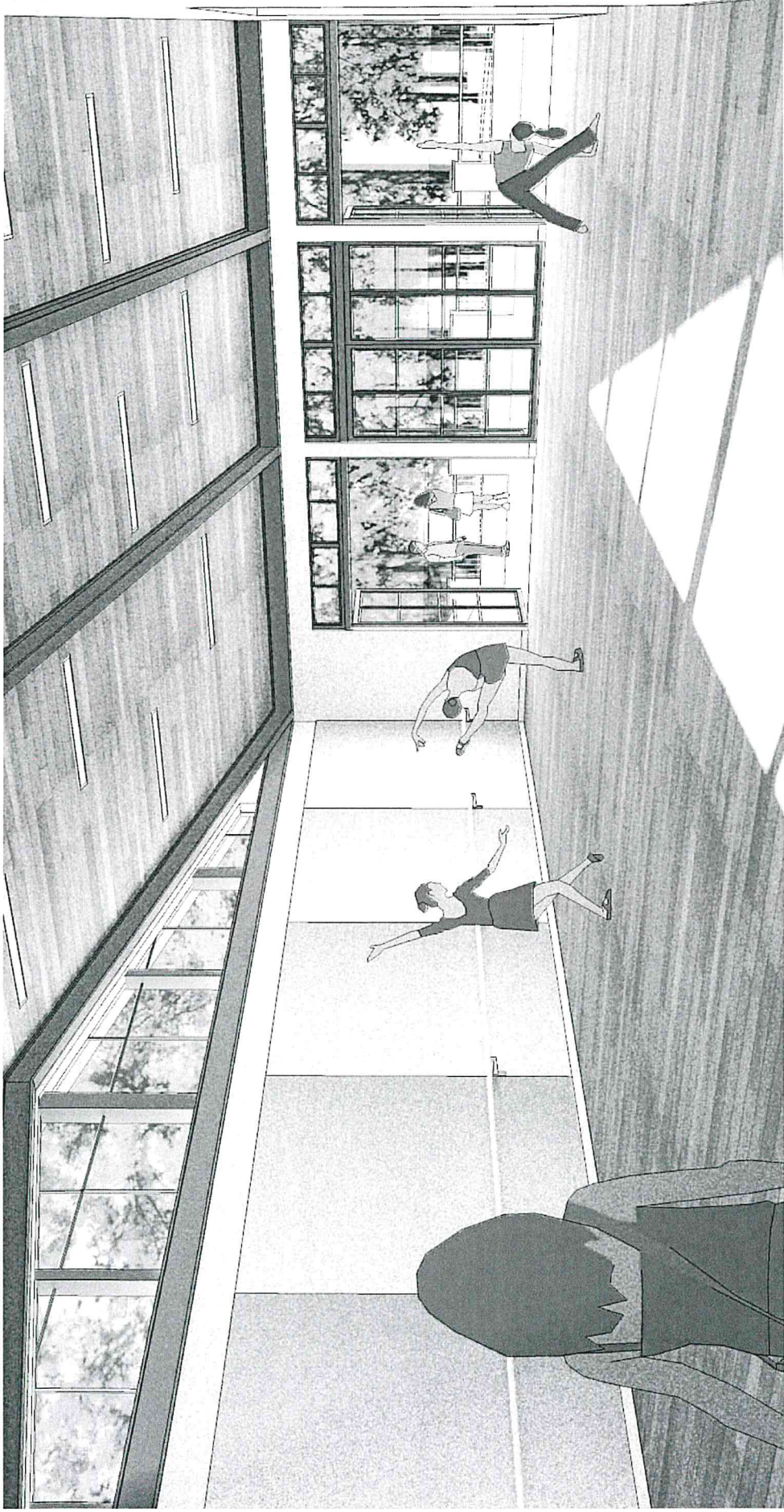
GROUP 4

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33

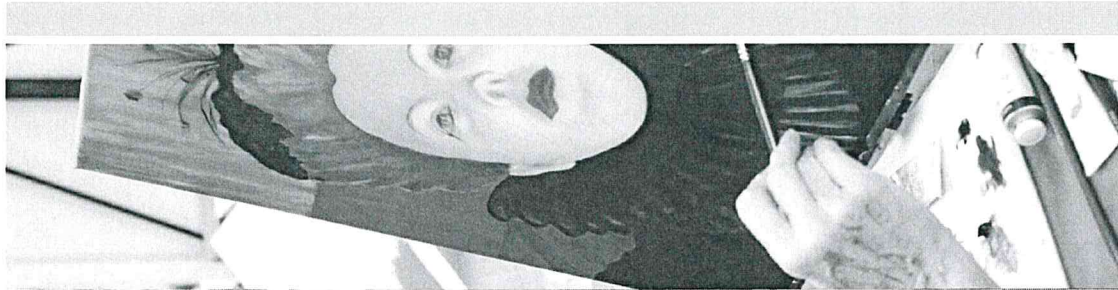
BURLINGAME COMMUNITY CENTER





**INTERIOR VIGNETTE:  
DANCE & FITNESS STUDIO**





# 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



# NEXT STEPS

□ AUGUST 24<sup>th</sup>:

Planning Commission Meeting, 7pm



# Burlingame Community Center

## Program Ideas

Kid's Town	Large Meeting	Maker Space	Musical Arts
Flooring: Carpet/Resilient	Flooring: Carpet	Flooring: Resilient	Flooring: Carpet
Program Ideas:	Program Ideas:	Program Ideas:	Program Ideas:
Reading Niche Baby Boogie Children's Playspace Mommy and Me Fun Birthday Parties Buddies Playdate Introduction to Pets Drop-in care while adult at class	Mystery Theater Stand-Up: Comedian Training Tumbling Group Karaoke Monday Night Football: Sr. Social Lifelong Learning Lecture Series Financial Fitness for Women Workshops Art History Open Night Storytelling	Marshmallow Math Crazy Chemist Spy Academy Home School Lab Great Inventions: Next Step Teen Architecture Design Jet Cadets: Flying Machines Digital Photography App Design iPad 101 iPhone 101 Exploring Social Networking: Facebook, Twitter, Instagram Blogging Anime Industrial Graphics Lego Mindstorm Prosthetics Label Designing Brand Creation	Voice Acting Spanish Music Together The Art of Listening Tuning & Instrument Care Conference rentals
Existing Programs:	Existing Programs:	Existing Programs:	Existing Programs:
Parents & Me Mandarin Baby & Me Mandarin Drop & Go Creative Corner (am) Tiny Tots Boogie (epm) My First Art Class	Math Olympiad (am/pm) Common Core Reading (am/epm) Debate (epm) Meeting Rentals Public Meetings Chess Wizards (am) HomeBuyers Bootcamp (am) Employee Stock (pm) Couple Communication (pm)	Video Game Design (pm) Lego (epm) STEM Robotics Tech Builders	Peninsula Music Together Piano (pm) Piano Readiness (epm) Voice Lessons (epm/pm) Guitar/Ukelele (epm/pm) Public Speaking

Burlingame Community Center  
Program Ideas

Creative Arts/Ceramics	Dance & Fitness	Enrichment	Fine Arts
<b>Flooring: Resilient</b>	<b>Flooring: Wood</b>	<b>Flooring: Resilient</b>	<b>Flooring: Resilient</b>
<b>Program Ideas:</b>	<b>Program Ideas:</b>	<b>Program Ideas:</b>	<b>Program Ideas:</b>
DIY Home/Garden Art Little Green Thumbs: Pre K Art Wire Works Jewelry Making Nail Art Makeup Monsters DIY: Potting Creations Friday Night Paint & Sip Urban Gardens Mixology	Capoeira Tae Kwon Do Light Sabre Combat Judo Jujitsu Chang Tai Do Karate Insanly Workout Hoop Dance Pilates Fusion Mommy Fitness Kuk Sool Won Ballet & Fairy Tales Aikido Hip Hop Teen Dance Power Yoga Broadway Moves Yogalates Mommy and Me Bollywood Savate Kickboxing Home School Fit	Safe Driving Techniques Pet First Aid & CPR Knife Skills Rejuvenate Your Retirement Senior Balance Chair Yoga Teen Startups: Business Basics Board Game Masters Home Arts: Quilting Act Out!: Improvisation Balance & Core Training Functional Training: Seniors Juggling Magic Tricks Writing Screenplays Ancestry/Genealogy Landscape Design	Macro Photography Photography Expressive Drawing Commercial Drawing Framing & Matting Home Decorating Flower Arranging Sculpture
<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>
Youth & Teen Ceramics (epm/pm) Adult Ceramics (pm) Modern Ceramics (epm) Jewelry Knotting (am) Kids Carpentry (epm)	Dancing Together (am) Tiny Tots Ballet (am/pm) Ballet & Tap (epm) Princess Pre-Ballet (epm/pm) Hip Hop Boogie (epm) Pre-Ballet (am) Irish Dancing (epm/pm) French Folk Dancing (pm) Adult Tap (pm) Bellydance (pm) American Line Dancing (epm) Power Yoga (am) Zumba (pm) Turbo Kick (pm) Power Fusion (pm) Strength & Wellness through Fitness Boot Camp (epm) Cardio Kick (pm) Karate (pm) Tai Chi/Qi Gong (epm/pm)	SAT/ACT Prep (am) Meditation for Beg (pm) Language Classes (pm) Business Marketing (pm) Pet Health Workshop Driver's Ed (am/pm) Awareness Through Movement (pm) Adventures in Fitness Tumble & Dance (am) Manners are Fun (pm) Babysitting Workshop (am)	Manga Cartooning (epm) Knit Wits (epm) Watercolor (am) Oils (am/epm) Drawing (am) Paper Crafting (pm) Meeting Rentals



Burlingame Community Center  
Program Ideas

Exhibit B

Creative Arts/Ceramics Flooring: Resilient Program Ideas	Dance & Fitness Flooring: Wood Program Ideas	Enrichment Flooring: Resilient Program Ideas	Fine Arts Flooring: Resilient Program Ideas	Kid's Town Flooring: Carpet/Resilient Program Ideas	Large Meeting Flooring: Carpet Program Ideas	Maker Space Flooring: Resilient Program Ideas	Musical Arts Flooring: Carpet Program Ideas
<b>Preschool</b> 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		
<b>Youth</b>	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
<b>Youth/Teens</b>	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	
<b>Teens</b> Makeup Monsters	Hip Hop Teen Dance	Teen Startups: Business Basics				Teen Architecture Design Lego Mindstorm Prosthetics Label Designing	
<b>Teens/Adult</b> Nail Art DIY: Potting Creations Jewelry Making	Capoeira						Tuning & Instrument Care Voice Acting
<b>Adult</b> 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
<b>Adults/Mature Adults</b> 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/Generology	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 Existing Programs:	Dance & Fitness Existing Programs:	Enrichment Existing Programs:	Fine Arts Existing Programs:	Kid's Town Existing Programs:	Large Meeting Existing Programs:	Maker Space Existing Programs:	Musical Arts Existing Programs:
<b>Preschool</b>	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
<b>Youth</b> 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
<b>Youth/Teens</b> Youth & Teens Ceramics	Karate				Debate	STEM Robotics Tech Builders	Piano Readiness
<b>Teens</b>		SAT/ACT Prep Babysitting Workshop	Manga Cartooning			Video Game Design	
<b>Teens/Adult</b>	Karate	Driver's Education					Piano Voice Lessons Guitar/Ukelele Public Speaking
<b>Adult</b> Adult Ceramics	Adult Tap Bellydance Boot Camp Cardio Kick	Meditation for Beginners Language Classes Business 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		
<b>Adults/Mature Adults</b> Jewelry Knitting	American Line Dancing Power Fusion Strength & Wellness through Fitness Tai Chi/Qi Gong						



# Burlingame Community Center

## Program Ideas

Creative Arts/Ceramics Flooring: Resilient Program Ideas	Dance & Fitness Flooring: Wood Program Ideas	Enrichment Flooring: Resilient Program Ideas	Fine Arts Flooring: Resilient Program Ideas	Kid's Town Flooring: Carpet/Resilient Program Ideas	Large Meeting Flooring: Carpet Program Ideas	Maker Space Flooring: Resilient Program Ideas	Musical Arts Flooring: Carpet Program Ideas
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<b>Teens</b> Makeup Monsters	Hip Hop Teen Dance	Teen Startups: Business Basics				Teen Architecture Design Lego Mindstorm Prosthetics Label Designing	
<b>Teens/Adult</b> Nail Art DIY: Potting Creations Jewelry Making	Capoeira						Tuning & Instrument Care Voice Acting
<b>Adult</b> 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
<b>Adults/Mature Adults</b> 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. So Lifelong Learning Lecture Series Art History	iPad 101 iPhone 101 Exploring Social Networking: Facebook, Twitter, Instagram Blogging	Conference rentals
<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>	<b>Existing Programs:</b>
<b>Preschool</b>	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
<b>Youth</b> 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
<b>Youth/Teens</b> Youth & Teens Ceramics	Karate				Debate	STEM Robotics Tech Builders	Piano Readiness
<b>Teens</b>		SAT/ACT Prep Babysitting Workshop	Manga Cartooning			Video Game Design	
<b>Teens/Adult</b>	Karate	Driver's Education					Piano Voice Lessons Guitar/Ukelele Public Speaking
<b>Adult</b> Adult Ceramics	Adult Tap Bellydance Boot Camp Cardio Kick	Meditation for Beginners Language Classes Business 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		
<b>Adults/Mature Adults</b> Jewelry Knotting	American Line Dancing Power Fusion Strength & Wellness through Tai Chi/Qi Gong						

# Burlingame Community Center

## Community Hall Rental Comparison - Public

Exhibit C

	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)	Regular Rate: \$152/hr Non-Profit: \$102/hr Commercial: \$185/hr	Resident Rate: \$160/hour Non-Resident: \$220/hr	Resident: \$280/hr- \$2,240/8 hrs Non-Resident: \$320/hr-\$2,560/8 hrs.	8 hours: Resident & Non-Profit \$2600 Primitime Greater MV & Beyond NR \$2,800; Greater Mill Valley and Beyond Commercial \$2,900	4 hour minimum: 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	