

City of Belmont Community Center

Planning Commission Study Session

June 4th, 2019



GROUP 4





AGENDA

1. Project Schedule

2. Task 1 - Assessments Summary

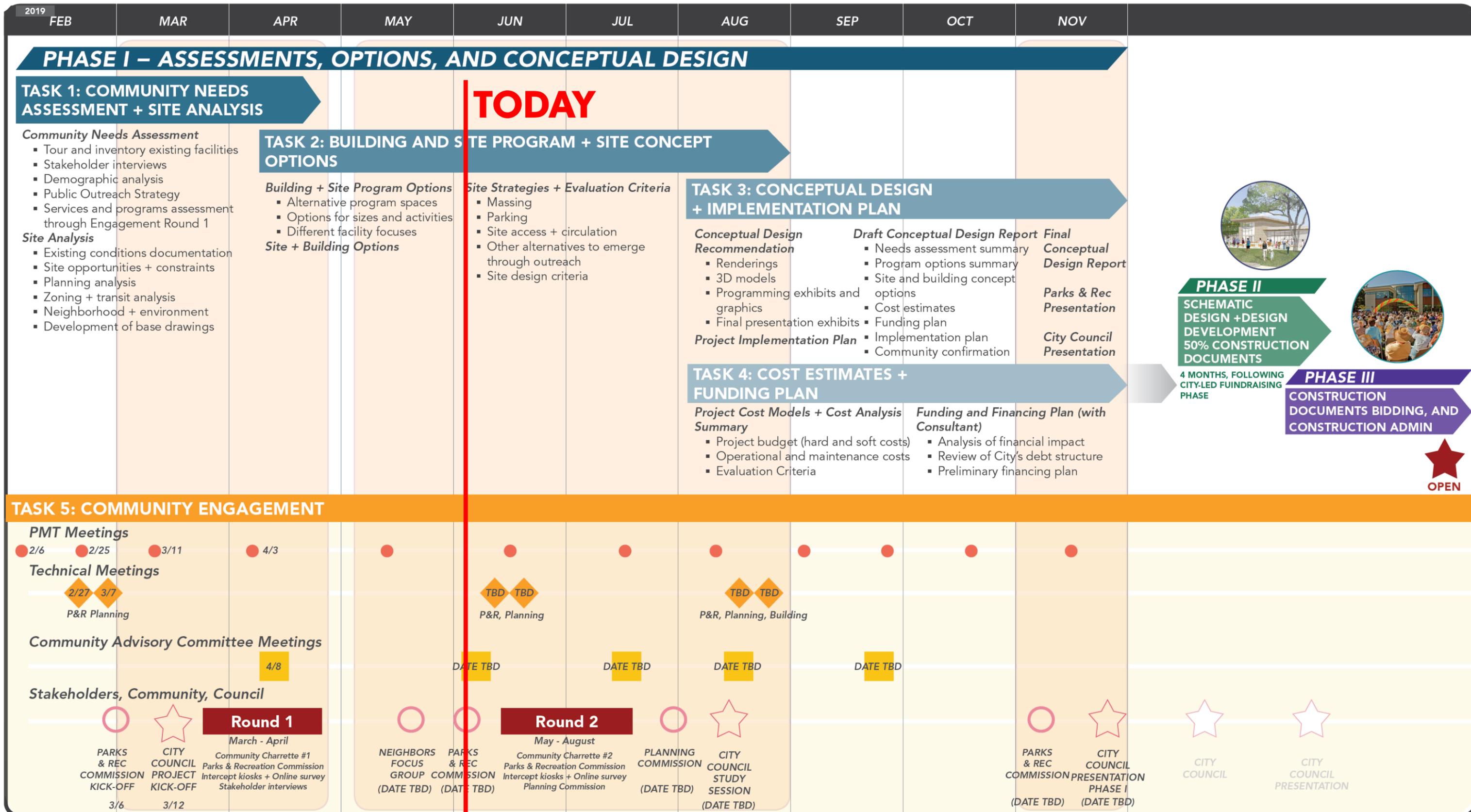
- Needs
- Comparable Community Facilities

3. Task 2 – Program Options & Site Strategies

- Draft Program Options
- Site Evaluation Criteria
- Site Strategies

4. Upcoming Meetings

PROJECT WORKPLAN



OUTREACH PARTICIPATION



GIRLS SOFTBALL OPENING NIGHT



STAFF WORKSHOP



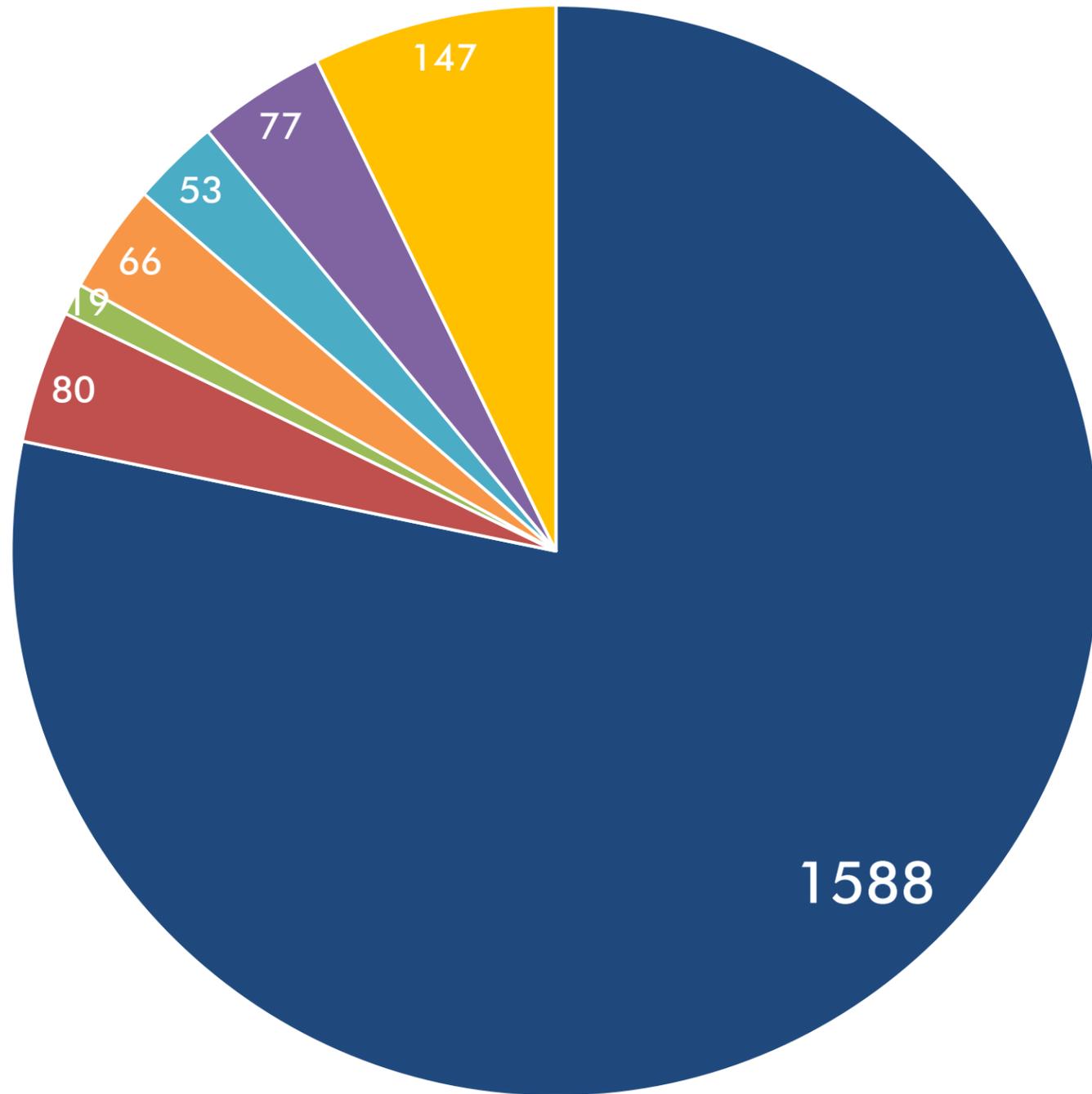
COMMUNITY WORKSHOP



EASTER EGG HUNT

ROUND 1 OUTREACH PARTICIPATION OVERVIEW

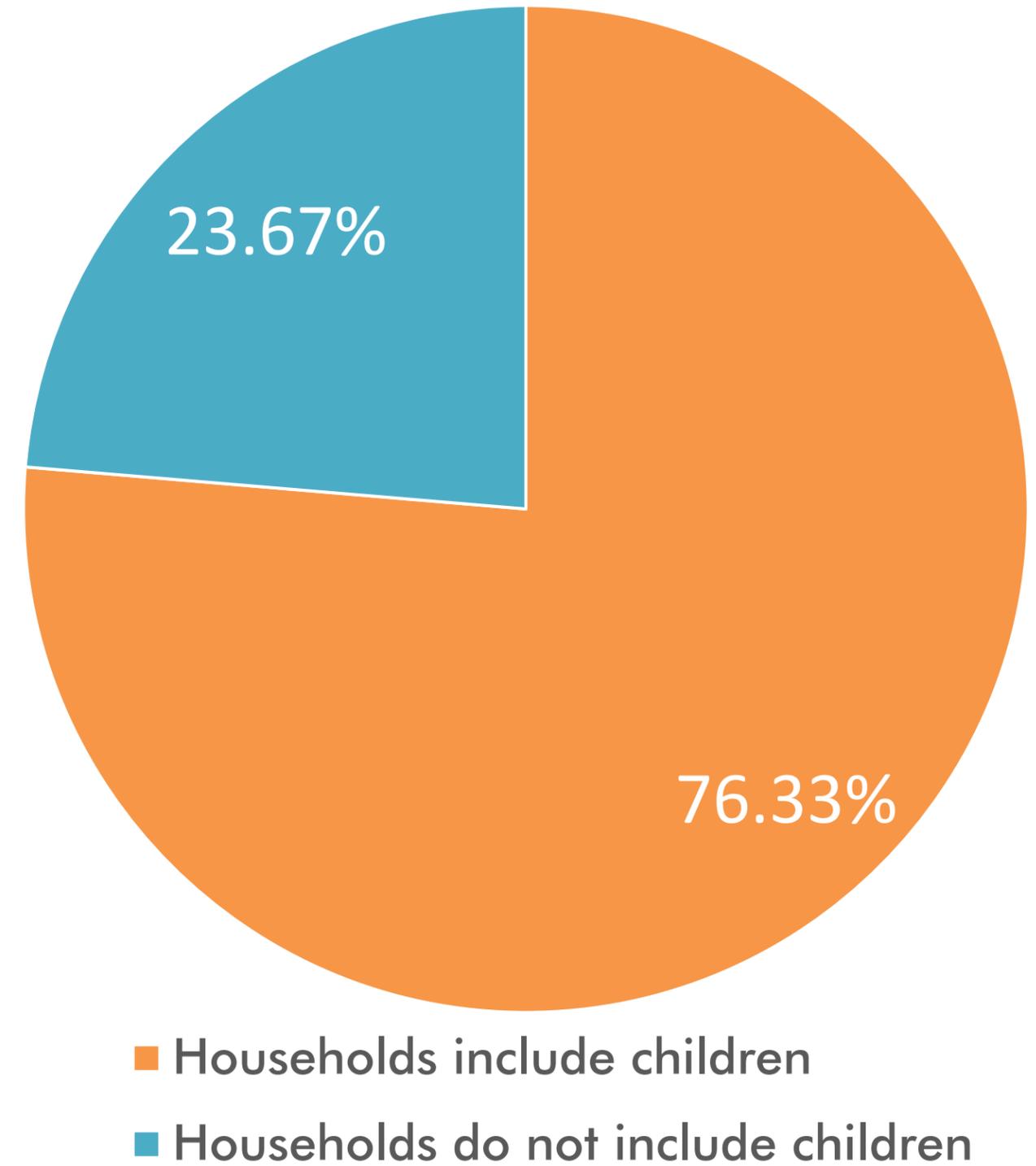
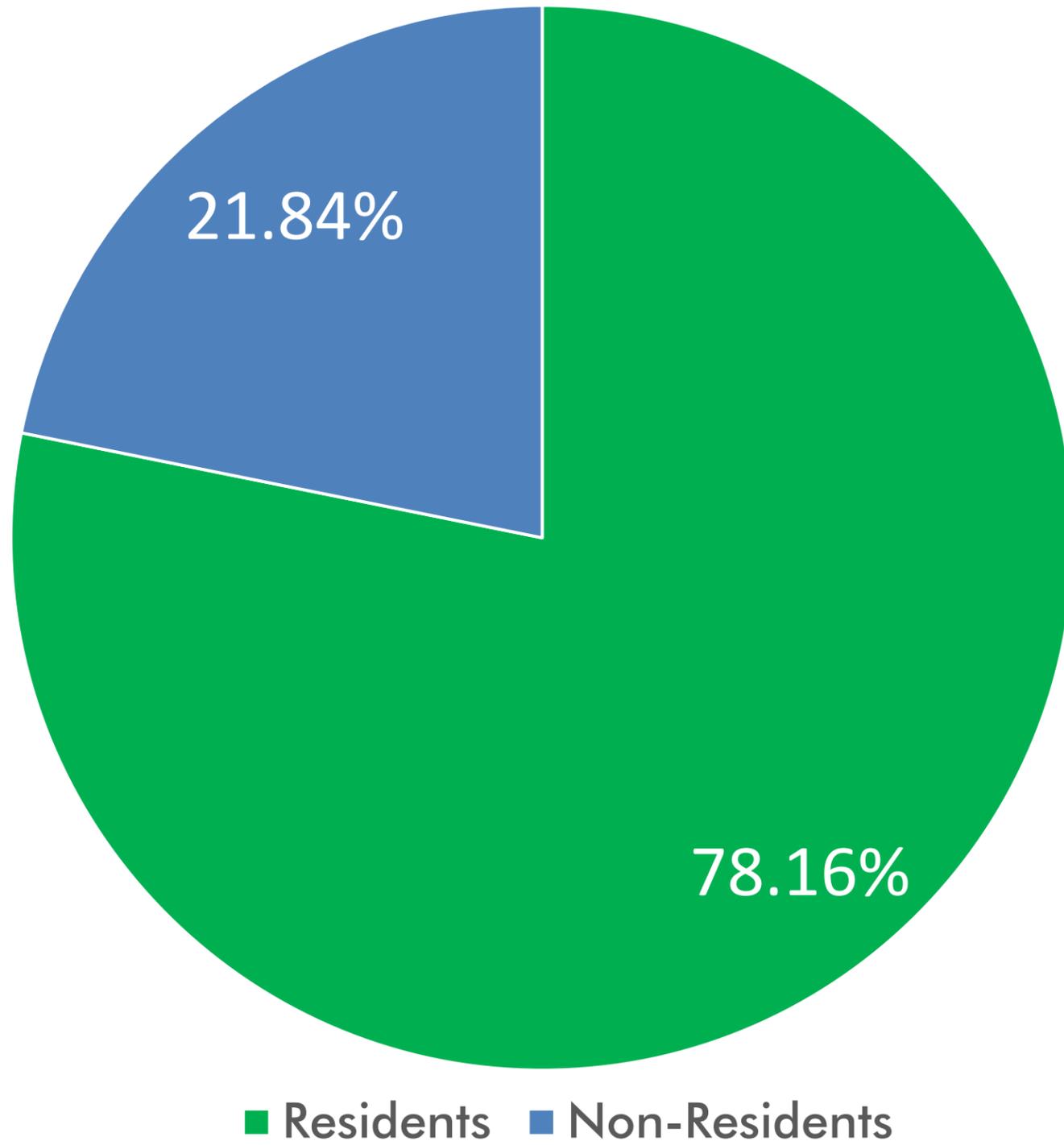
Total: **2030** participants to date as of May 1st



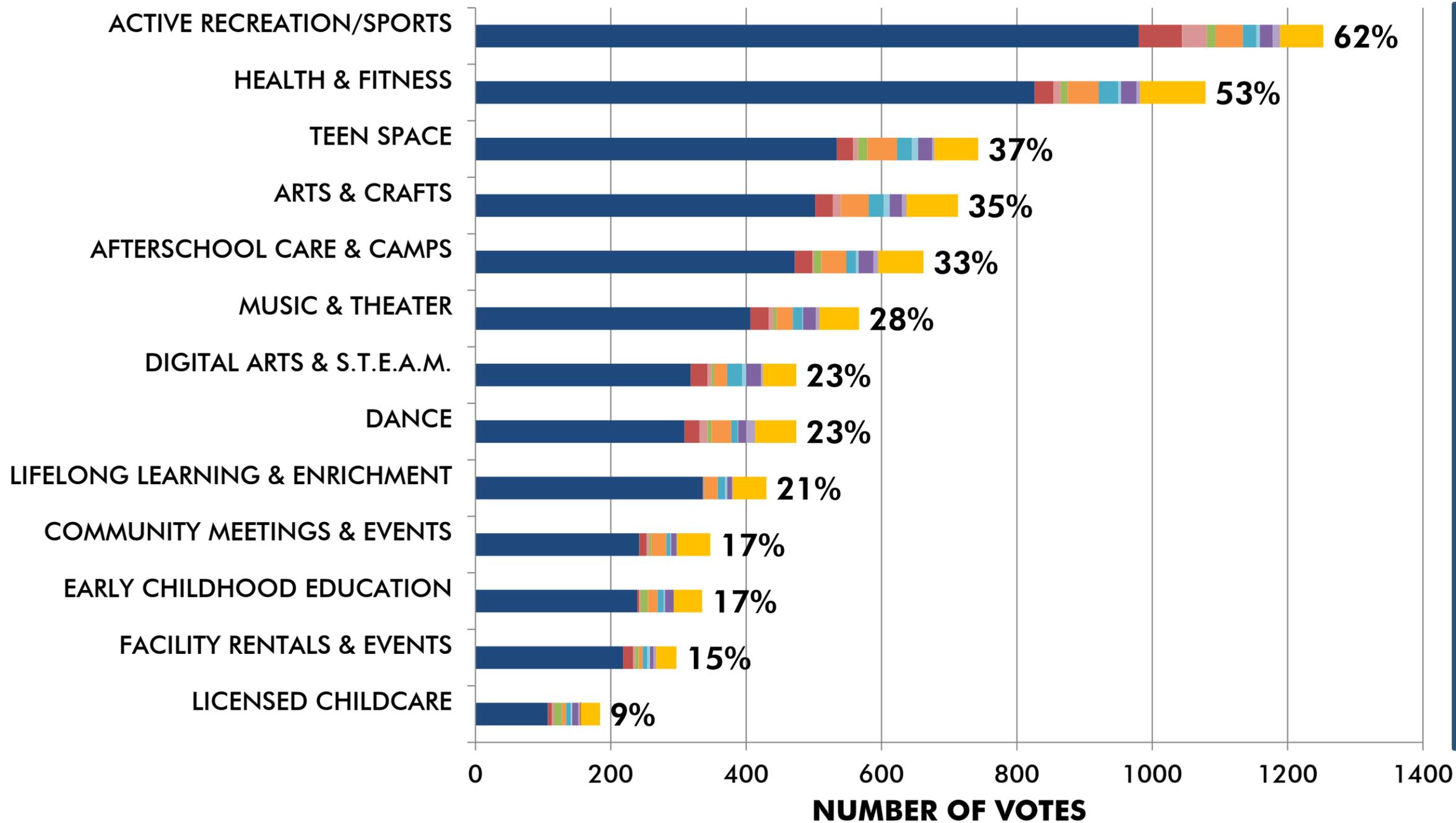
- Online Survey (including Kiosk @ Belmont Library) 3/1 – 5/1
- Girls' Softball Opening Night 3/1
- Staff Workshop 2/27
- Community Charrette* 03/28
- Earth Day* 04/13
- Easter Egg Adventure Hunt* 04/20
- Misc. (includes Senior Center Events, Farmer's Market, Middle School Events, State of the City, BCLC Families, P&R Commission Meeting, Starbucks Pop-ups, Youth Advisory Committee, etc.)

*attendance was higher, counts are based on survey responses, some completed survey prior to meeting

ROUND 1 OUTREACH ONLINE SURVEY OVERVIEW



INDOOR ACTIVITIES

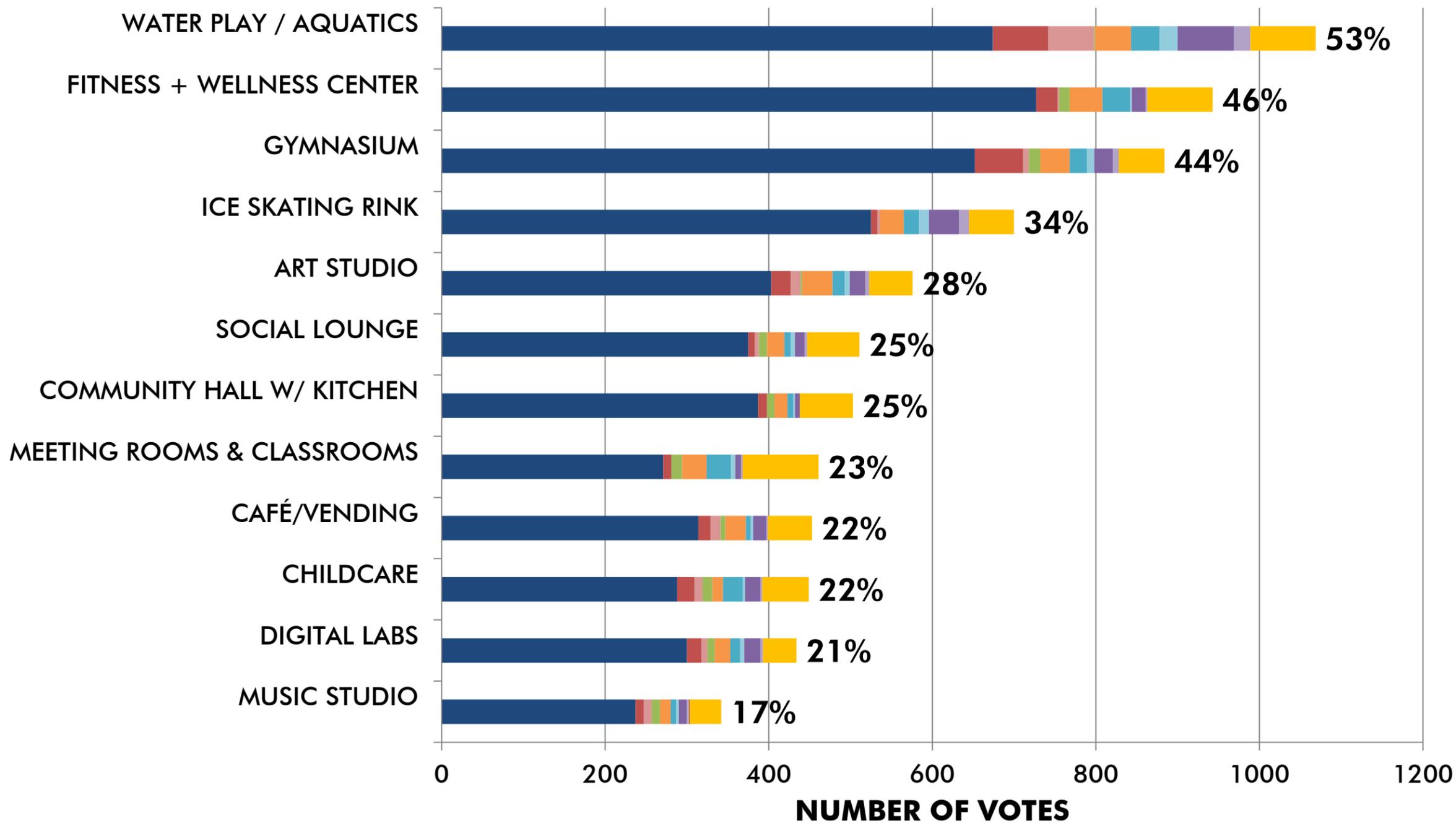


More than half of community survey respondents prioritized **Active Recreation** and **Health & Fitness** at the new Community Center and **Indoor sports activities** being frequently mentioned.

Many survey respondents emphasized the importance of **Teen space** for teens to congregate after school. **Arts and Craft** continue to be an important activity at the community center.

- Online Survey
- Community Workshop
- Easter Egg Hunt (Kids)
- Girls Softball Opening (Adult)
- Earth Day (Adult)
- Misc.
- Girls Softball Opening (Kids)
- Earth Day (Kids)
- Staff Workshop
- Easter Egg Hunt (Adult)

INDOOR SPACES

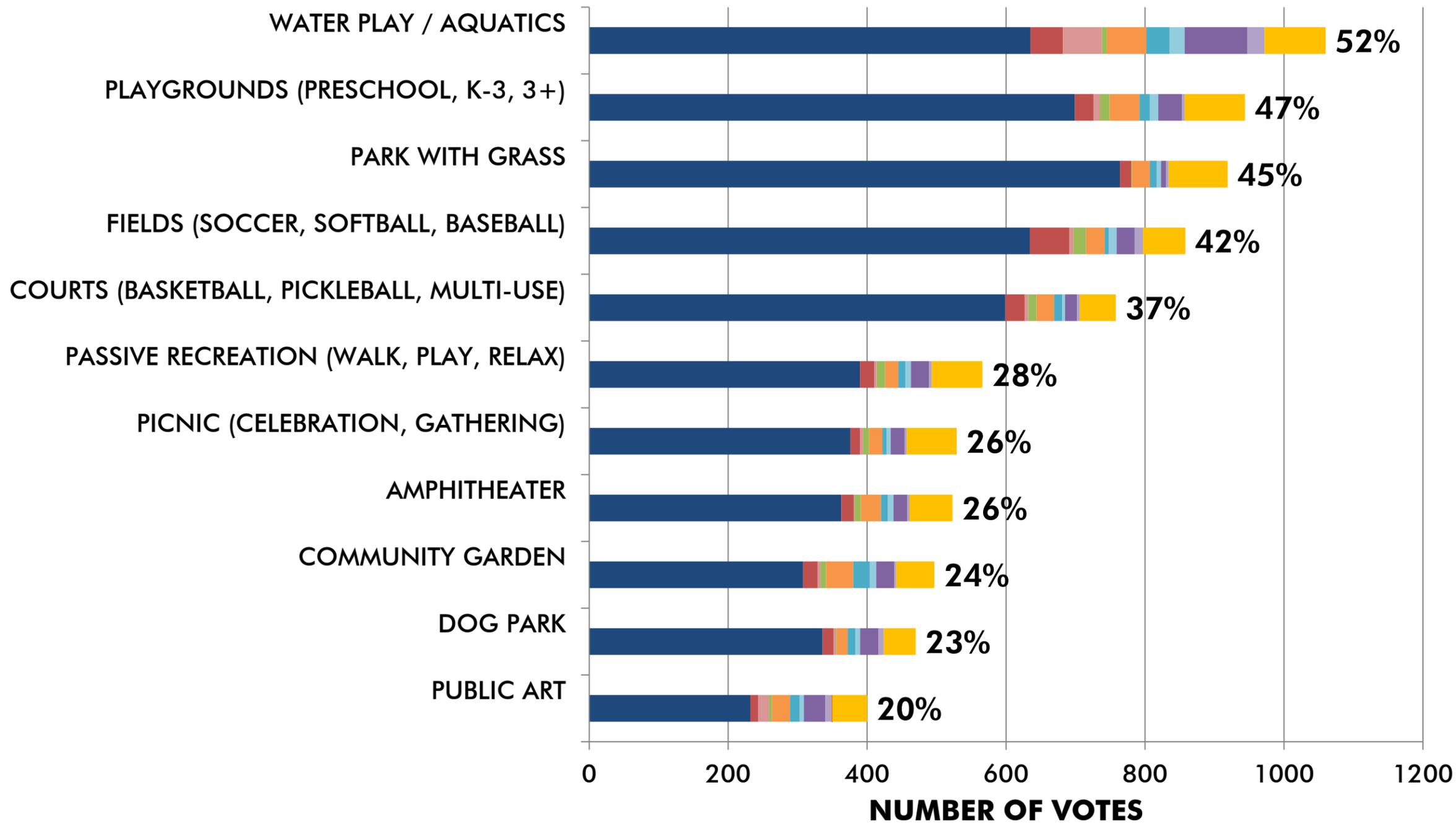


More than half of respondents prioritized a **Water Play / Aquatic**, especially by Youth participants.

Almost half of participants, especially online survey respondents prioritized **Fitness + Wellness Center** and **Gymnasium** – one of the most missed spaces in the existing Community Center.

- Online Survey
- Girls Softball Opening (Adult)
- Girls Softball Opening (Kids)
- Staff Workshop
- Community Workshop
- Earth Day (Adult)
- Earth Day (Kids)
- Easter Egg Hunt (Adult)
- Easter Egg Hunt (Kids)
- Misc.

OUTDOOR ACTIVITIES & SPACES



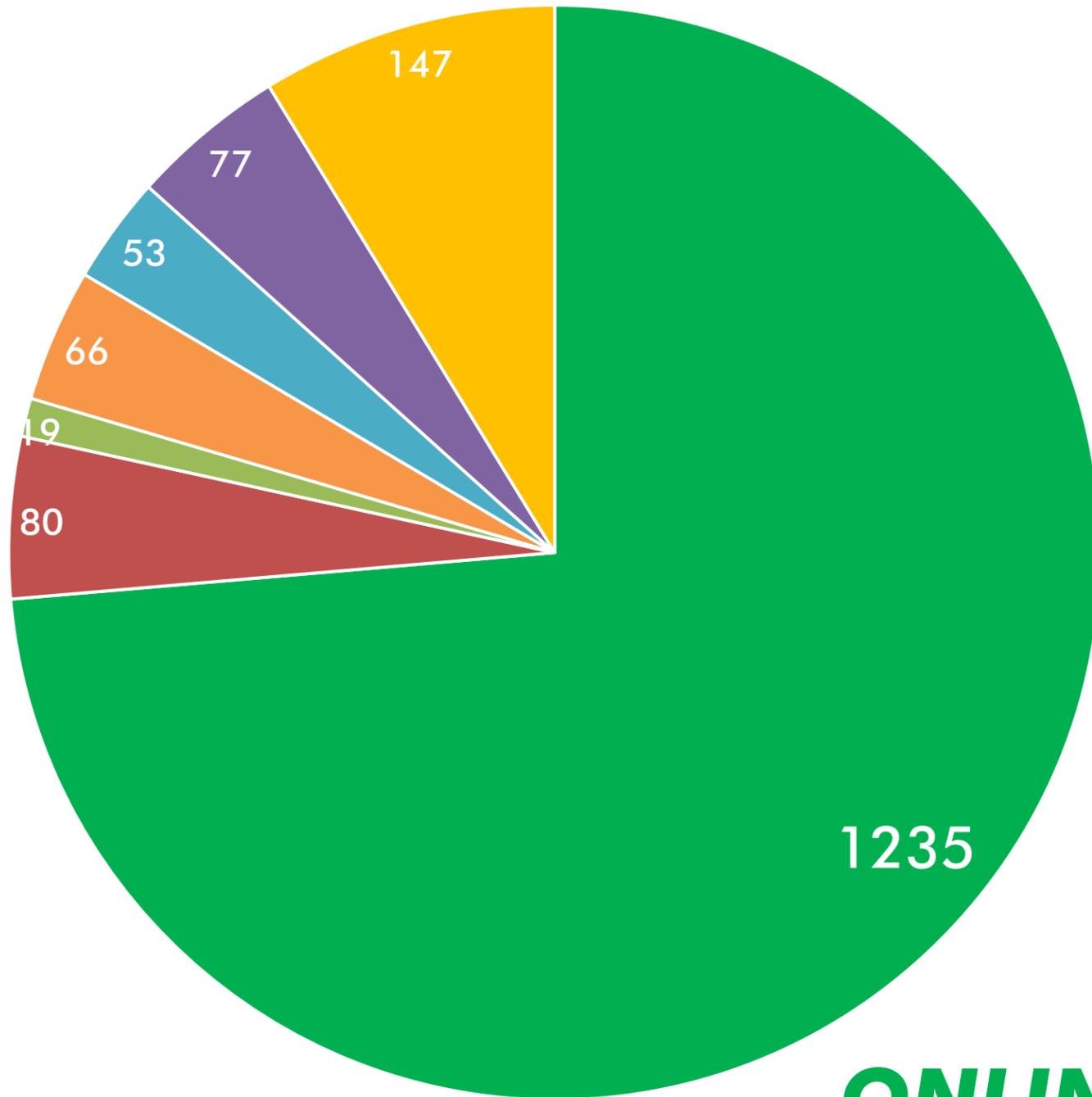
The **Water Play / Aquatics, Playgrounds** are the top priority of residents. Followed by **Park with Grass**, which was the top priority for the online survey respondents.

Having **Fields** and **Courts** at the site continue to be important to Belmont residents.

- Online Survey
- Girls Softball Opening (Adult)
- Girls Softball Opening (Kids)
- Staff Workshop
- Community Workshop
- Earth Day (Adult)
- Earth Day (Kids)
- Easter Egg Hunt (Adult)
- Easter Egg Hunt (Kids)
- Misc.

ROUND 1 OUTREACH PARTICIPATION OVERVIEW

Total: **1677** participants to date as of May 1st



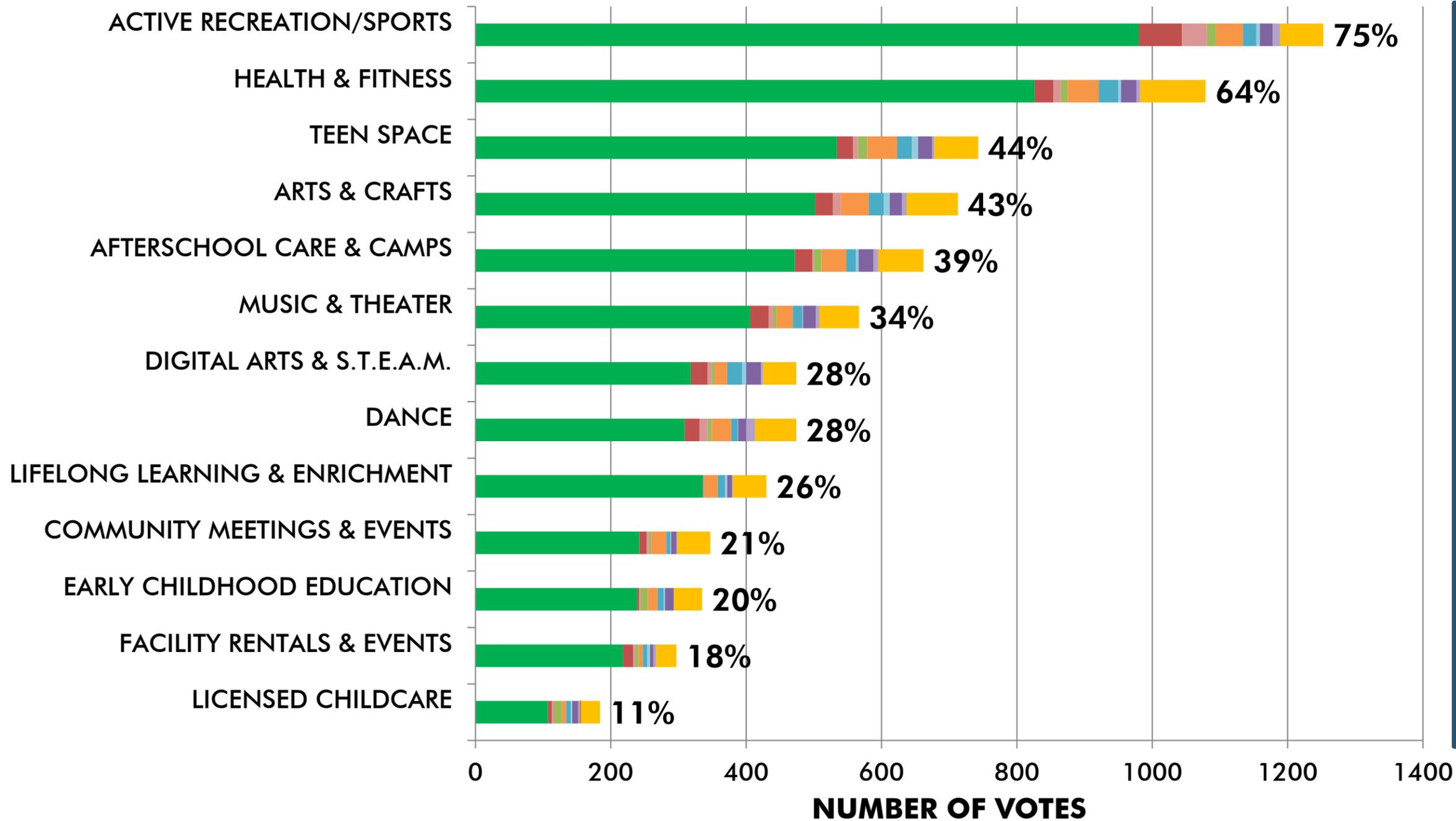
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ONLINE SURVEY - RESIDENTS ONLY



INDOOR ACTIVITIES



More than half of community survey respondents prioritized **Active Recreation** and **Health & Fitness** at the new Community Center and **Indoor sports activities** being frequently mentioned.

Many survey respondents emphasized the importance of **Teen space** for teens to congregate after school. **Arts and Craft** continue to be an important activity at the community center.

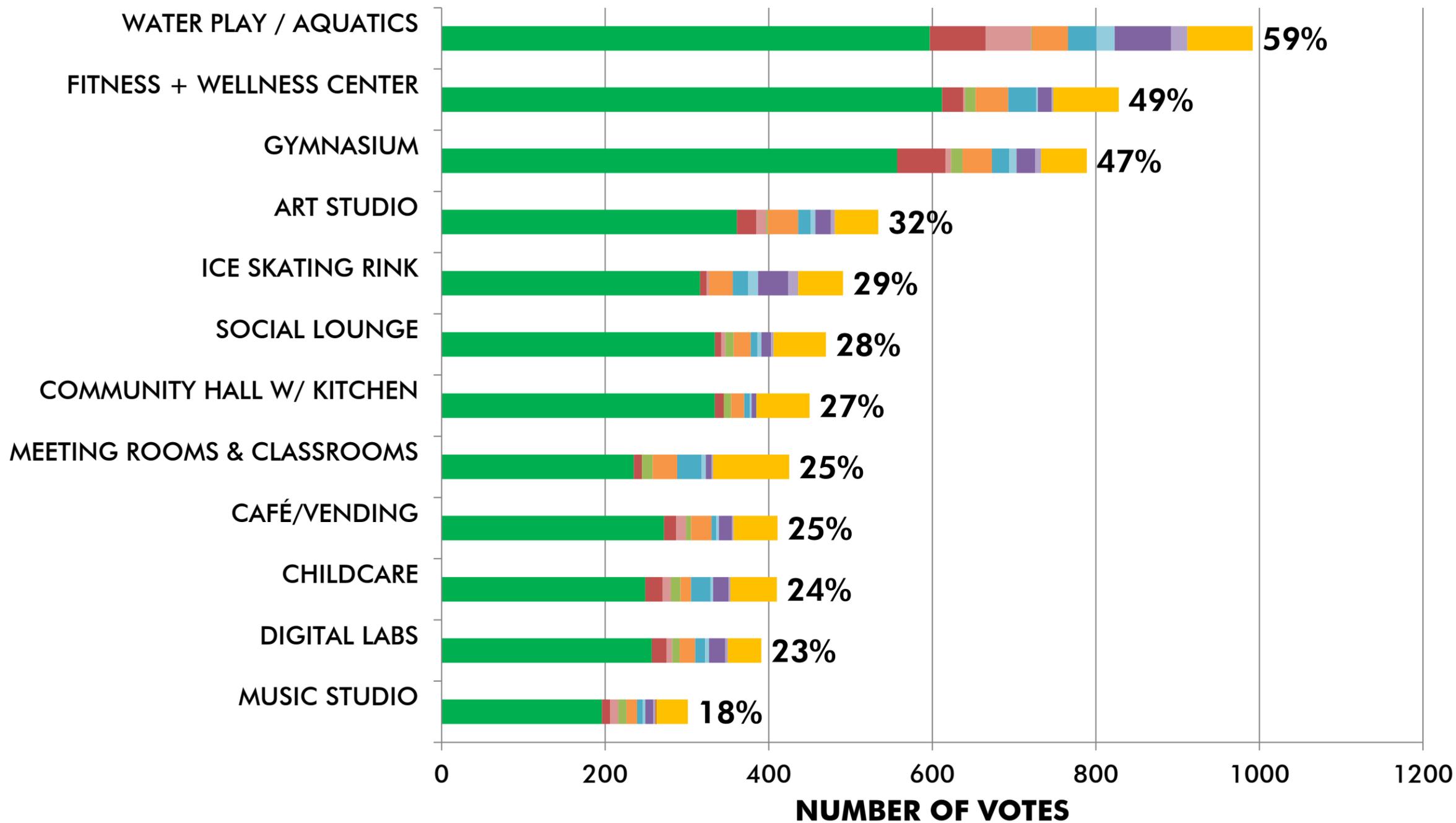
■ Online Survey (Residents Only)
 ■ Staff Workshop
 ■ Earth Day (Kids)

■ Girls Softball Opening (Adult)
 ■ Community Workshop
 ■ Easter Egg Hunt (Adult)

■ Girls Softball Opening (Kids)
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ONLINE SURVEY
RESIDENTS ONLY

INDOOR SPACES



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Almost half of participants, especially online survey respondents prioritized **Fitness + Wellness Center** and **Gymnasium** – one of the most missed spaces in the existing Community Center.

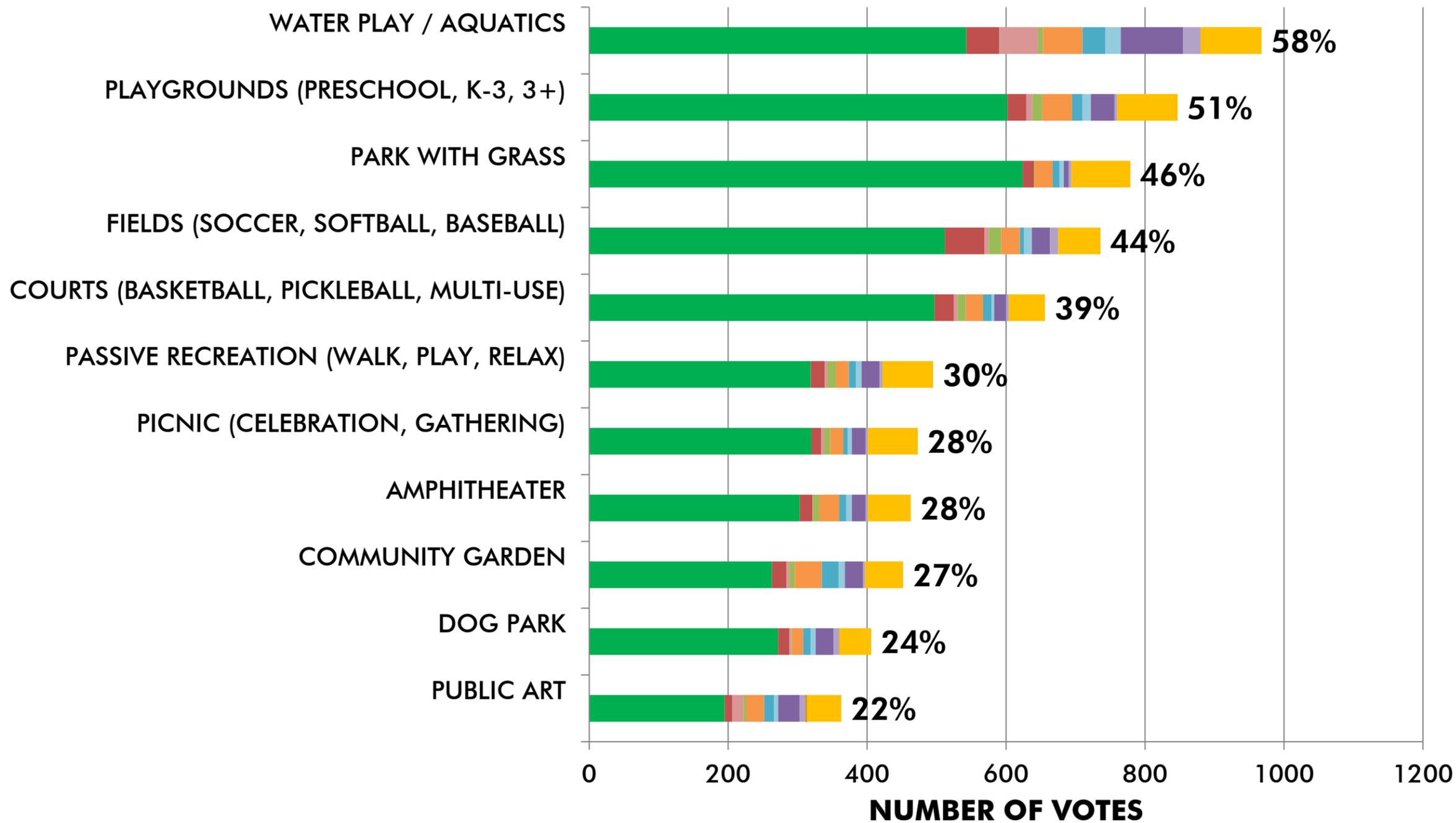
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ONLINE SURVEY
RESIDENTS ONLY

OUTDOOR ACTIVITIES & SPACES



The **Water Play / Aquatics, Playgrounds** are the top priority of residents. Followed by **Park with Grass**, which was the top priority for the online survey respondents.

Having **Fields** and **Courts** at the site continue to be important to Belmont residents.

- Online Survey (Residents Only)
- Girls Softball Opening (Adult)
- Girls Softball Opening (Kids)
- Staff Workshop
- Community Workshop
- Earth Day (Adult)
- Earth Day (Kids)
- Easter Egg Hunt (Adult)
- Easter Egg Hunt (Kids)

ONLINE SURVEY
RESIDENTS ONLY



COMPARABLE COMMUNITY FACILITIES **DRAFT**

CITY	2018 Population¹	2040 Population²	Citywide Indoor Facilities - SF/ Resident³	Citywide Indoor Facilities - Total SF	General Purpose Facilities (Community/Recreation Centers) (SF)	Special Purpose Facilities (Youth/Senior/Early Childhood Recreation/Childcare/Aquatic Centers) (SF)
Redwood City	86,380	102,731	1.53	157,162	47,300 34,800	45,000 ⁴ 30,000 ⁴
South San Francisco	67,082	86,386	1.51	130,900	56,700 ⁴ 6,400 15,900	3,200 22,400 8,600 3,000 14,700
San Bruno	46,085	57,987	1.03	59,700	45,000 ⁴ 1,100	12,700 900
Burlingame	30,294	38,006	1.69	39,700	35,900 ⁴ 24,400	3,800 28,300
San Carlos	29,897	34,290	1.37	35,800	17,000 3,800	15,000 11,300
Millbrae	22,854	30,430	1.46	44,400	25,900 ⁴ 1,700	1,800 15,000 (future gym)
Belmont	27,388	29,990	1.04	31,238	Barrett 10,814⁶ Other Spaces 7,467⁵	Barrett 1,380 Barrett 7,400 Barrett 4,177

Notes:
 All indoor facilities noted here are City-owned.
San Mateo & Foster City are in the process of planning for new community facilities.

¹ Source: Population: California Dept. of Finances, E-5 Report: January 1, 2018
² Source: ABAG Projections 2013
³ Based on 2040 population projection
⁴ City is currently working on future improvements to the facility

⁵ Includes Twin Pines Lodge(2,500sf), Twin Pines Manor(1,967sf), Sports Complex Conference Center(2,500sf), Twin Pines Cottage (500sf)
⁶ does not include spaces rented to artists

BELMONT CITY-OWNED – COMMUNITY/RECREATION FACILITIES

BELMONT	2018 Population	2040 Population
	27,388	29,990

Indoor Community Facilities - SF/ Resident	New Community /Recreation Center (SF)	Citywide Indoor Community Facilities - Total (SF)	Subtotal Area of Other Facilities	Twin Pines Senior & Community Center	Twin Pines Lodge	Twin Pines Manor	Sports Complex Conference Center	Twin Pines Cottage
1.25	22,600	37,500	14,900	7,400	2,500	1,967	2,500	500
1.5	30,100	45,000	14,900	7,400	2,500	1,967	2,500	500
1.75	37,600	52,500	14,900	7,400	2,500	1,967	2,500	500
2.00	45,100	60,000	14,900	7,400	2,500	1,967	2,500	500

PROGRAM OPTIONS – BASE

INDOOR SPACES



PROGRAM OPTIONS – BASE

INDOOR SPACES



PROGRAM OPTIONS – BASE

OUTDOOR SPACES



PLAYGROUNDS



FIELDS



SPLASH PAD



PICNIC AREA

PROGRAM OPTIONS – BASE

OUTDOOR SPACES



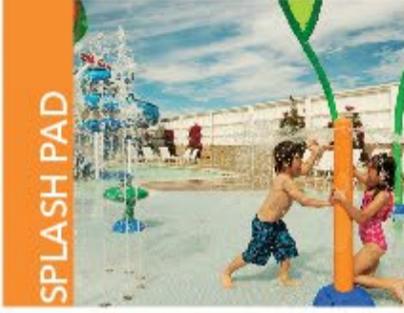
PROGRAM OPTIONS – BASE

BASE INCLUDED IN ALL OPTIONS

INDOOR SPACES



OUTDOOR SPACES



SQUARE FEET
PARKING

~25,000 SF
~95 SPACES

PROGRAM OPTIONS – SUMMARY

<h2>A1</h2> <p>BASE + GYM</p>	<h2>A2</h2> <p>BASE + GYM+ OUTDOOR POOL</p>	<h2>B1</h2> <p>BASE + COMMUNITY ROOM</p>	<h2>B2</h2> <p>BASE + COMMUNITY ROOM + GYM</p>	<h2>B3</h2> <p>BASE + COMMUNITY ROOM + GYM + OUTDOOR POOL</p>	<h2>C</h2> <p>BASE + COMMUNITY ROOM + ICE SKATING RINK</p>
<p>SQUARE FEET ~37,000 SF, 2 FL</p> <p>1ST FL FOOTPRINT ~27,000 SF</p> <p>CAPITAL COST \$\$\$\$\$-\$\$\$\$\$\$</p> <p>PARKING ~160 spaces</p> <p>OPEN SPACE ~53,000 SF</p>	<p>SQUARE FEET ~42,000 SF, 2 FL</p> <p>1ST FL FOOTPRINT ~31,000 SF</p> <p>CAPITAL COST \$\$\$\$\$-\$\$\$\$\$\$</p> <p>PARKING ~200 spaces</p> <p>OPEN SPACE ~25,000 SF</p>	<p>SQUARE FEET ~29,000 SF, 2 FL</p> <p>1ST FL FOOTPRINT ~19,000 SF</p> <p>CAPITAL COST \$\$\$\$-\$\$\$\$\$</p> <p>PARKING ~150 spaces</p> <p>OPEN SPACE ~62,000 SF</p>	<p>SQUARE FEET ~42,000 SF, 2 FL</p> <p>1ST FL FOOTPRINT ~32,000 SF</p> <p>CAPITAL COST \$\$\$\$\$-\$\$\$\$\$\$</p> <p>PARKING ~210 spaces</p> <p>OPEN SPACE ~26,000 SF</p>	<p>SQUARE FEET ~47,000 SF, 2 FL</p> <p>1ST FL FOOTPRINT ~37,000 SF</p> <p>CAPITAL COST \$\$\$\$\$-\$\$\$\$\$\$</p> <p>PARKING ~230 spaces</p> <p>OPEN SPACE ~8,000 SF</p>	<p>SQUARE FEET ~68,000 SF, 2 FL</p> <p>1ST FL FOOTPRINT ~51,000 SF</p> <p>CAPITAL COST \$\$\$\$\$-\$\$\$\$\$\$</p> <p>PARKING ~230 spaces</p> <p>OPEN SPACE ~1,000 SF</p>
 <p>GYMNASIUM</p>	 <p>GYMNASIUM</p>		 <p>GYMNASIUM</p>	 <p>GYMNASIUM</p>	
		 <p>COMMUNITY ROOM</p>	 <p>COMMUNITY ROOM</p>	 <p>COMMUNITY ROOM</p>	 <p>COMMUNITY ROOM</p>
	 <p>OUTDOOR POOL</p>			 <p>OUTDOOR POOL</p>	
					 <p>ICE SKATING RINK</p>

SITE EVALUATION CRITERIA MATRIX



EVALUATION CRITERIA

NORTH 1
WEST DRIVEWAY

NORTH 2
EAST DRIVEWAY

SOUTH 1
WEST DRIVEWAY

SOUTH 2
EAST DRIVEWAY

● POOR ● FAIR ● EXCELLENT

EVALUATION CRITERIA	NORTH 1 WEST DRIVEWAY	NORTH 2 EAST DRIVEWAY	SOUTH 1 WEST DRIVEWAY	SOUTH 2 EAST DRIVEWAY
PARK ENHANCEMENTS	● FAIR	● FAIR	● EXCELLENT	● EXCELLENT
VISIBILITY + ACCESS	● POOR	● POOR	● EXCELLENT	● EXCELLENT
OPERATIONAL EFFICIENCY	● EXCELLENT	● EXCELLENT	● EXCELLENT	● EXCELLENT
SYNERGY/CONNECTIVITY	● POOR	● POOR	● EXCELLENT	● EXCELLENT
BLDG/PARK RELATIONSHIP	● FAIR	● FAIR	● EXCELLENT	● EXCELLENT
IMPACT ON NEIGHBORS	● FAIR	● POOR	● FAIR	● FAIR
TEMPORARY FACILITY COST	\$\$	\$\$	\$	\$

SITE OPTIONS – EAST DRIVE



SITE OPTIONS – WEST DRIVE

